304 4115 206 Avenue SE

Calgary | Active | MLS® A2342093

$383,987









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2026**	**1,051 sq. ft.**

Your next move starts with a conversation.

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Listed by Charles

A closer look

LIMITED TIME PROMOTION: Purchasers can take $10,000 off the price of the home! Welcome to 304, 4115 206 Ave SE - a beautifully designed Brubeck model by Brookfield Residential, located in the vibrant Brightside development in Seton. Offering over 1,000 sq. ft. of thoughtfully planned living space above grade, this 2-bedroom, 2.5-bathroom townhome delivers a perfect balance of modern design, functionality, and low-maintenance living. Step inside to a bright and inviting main floor, where the well-appointed kitchen features quartz countertops, full-height cabinetry with crown detail, and island pendant lighting,- creating a space that is both stylish and highly functional. The kitchen flows seamlessly into the dining and living areas, making it ideal for everyday living and entertaining. A convenient 2-piece powder room and access to one of two private balconies - complete with a gas line for your BBQ - complete the main level. On the upper level, both bedrooms are designed as private retreats, each featuring its own ensuite bathroom - perfect for added comfort and flexibility. The primary bedroom also offers access to a second private balcony, creating a peaceful outdoor space to start or end your day. Upper- level laundry adds to the home’s everyday convenience. The attached single garage provides secure parking along with additional storage, while upgrades such as LVP flooring on the entry stairwell, interior selection enhancements, and an air conditioning rough-in further elevate the home’s appeal. Located in the growing community of Seton, residents enjoy access to parks, playgrounds, and pathways, along with convenient access to major roadways and nearby amenities. Designed with Brookfield’s Healthier Homes features, this home offers a thoughtfully enhanced living environment with a reverse osmosis water filtration system, advanced radon mitigation, a high-efficiency furnace equipped with an antibacterial UV light and carbon filtration, and low-VOC building materials throughout. Backed by both Brookfield Residential's builder warranty and Alberta New Home Warranty coverage, this exceptional home delivers comfort, style, and peace of mind for years to come. *Please note: Photos are from a show home and may not reflect the exact unit or finishes.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2342093
Bedrooms	2
Bathrooms	3
Year Built	2026
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Townhouse-Stacked
Total Living Area:	1,051 sq. ft.
Main Level Finished Area:	493 sq. ft.
Upper Level Finished Area:	534 sq. ft.
Condo Fee:	$242.55
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
HOA Fee Frequency:	Annually
Front Exposure:	South
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2026 (Age: 0)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	2
Plan:	0
Heating:	Forced Air
Basement:	None
Foundation:	Poured Concrete

New Constr.:	Yes
Construction Material:	Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl
Cooling:	Rough-In
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Laundry Room, Upper Level
HOA Fee:	$430.00
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Z-name Not Listed
Community:	Seton
Amenities:	Visitor Parking
Appliances:	Dishwasher, Dryer, Microwave Hood Fan, Range, Refrigerator, Washer
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Restrictions, Cats OK, Dogs OK, Yes
Main Floor	Living/Dining Room Combination · 14'2" × 13'4" ·
Main Floor	Kitchen · 13'6" × 8'6" ·

Upper Level	Bedroom - Primary · 11'10" × 11'8" ·
Upper Level	Bedroom · 11'4" × 10'4" ·
Upper Level	Laundry · Measurements not available ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s)
Lot Features:	Back Lane, Landscaped, Level, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	M-1
Listed Date:	Sep 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/304-4115-206-avenue-se-calgary-a2342093/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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