

2115, 200 Seton Circle SE  
Calgary, Alberta

MLS # A2262908

\$304,900

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Seton                              |        |                  |
| Type:     | Residential/Low Rise (2-4 stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 425 sq.ft.                         | Age:   | 2023 (2 yrs old) |
| Beds:     | 1                                  | Baths: | 1                |
| Garage:   | Stall                              |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |                                 |            |        |
|-------------|---------------------------------|------------|--------|
| Heating:    | Baseboard                       | Water:     | -      |
| Floors:     | Tile, Vinyl Plank               | Sewer:     | -      |
| Roof:       | -                               | Condo Fee: | \$ 201 |
| Basement:   | -                               | LLD:       | -      |
| Exterior:   | Vinyl Siding, Wood Frame        | Zoning:    | M-2    |
| Foundation: | -                               | Utilities: | -      |
| Features:   | No Animal Home, No Smoking Home |            |        |

Inclusions: Window Blinds , Air Conditioner

Welcome to your Ground floor condo in the heart of Seton! This bright and stylish 1 bed, 1 bath unit has everything you need from air conditioning to an upgraded kitchen backsplash, high end kitchen appliances and durable vinyl plank flooring throughout. The open layout gives it a clean, modern vibe, and the private balcony is the perfect place to relax and enjoy the view. Seton is one of Calgary's fastest-growing communities, and for good reason. You're just minutes from the South Health Campus, YMCA, grocery stores, restaurants, the movie theatre, and tons of everyday amenities. Plus, there are plenty of nearby parks and green spaces to walk, jog, or hang out in the sunshine, perfect for an active lifestyle. On top of that, this home comes with a professionally managed building, and low condo fees, making it an ideal option for anyone looking to keep monthly costs down without sacrificing convenience or comfort. Whether you're a first-time buyer, investor, or looking to downsize, this unit offers amazing value. Come see it for yourself this one's a gem!