

**2216, 200 Seton Circle SE**  
**Calgary, Alberta**

**MLS # A2284753**



**\$399,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	916 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 406
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Concrete, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** NA

Discover this stylish 916 sq ft, 2 bedroom condo in the heart of one of Calgary's most walkable communities. This end unit has been extensively upgraded for comfort and design, and offers a premium urban lifestyle. You will be impressed with the beautifully Upgraded Kitchen which includes quartz countertops, custom tile backsplash, and a built in hood fan. The bright, open layout features luxury vinyl plank flooring, large windows and lots of space for comfortable living. The condo is also equipped with central A/C for the hot summer days! The primary bedroom includes a walk-in-closet and a four piece ensuite with a double vanity. There is a second bedroom, a three piece bathroom, in suite laundry and a large balcony to complete this home. Extras include titled underground parking along with an assigned storage unit. Steps from South Health Campus, the YMCA, public library, and local dining/shopping and quick access to Deerfoot and Stoney Trail, you are never far from where you need to go. Book your showing today!