

**3304, 200 Seton Circle SE**  
**Calgary, Alberta**

**MLS # A2231989**



**\$365,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	715 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 286
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Crown Molding, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

**Inclusions:** Seller is looking to sell other Furniture items to potential buyers

Welcome to this STUNNING 3RD FLOOR CONDO in the highly desirable community of SETON, offering the perfect mix of MODERN DESIGN, COMFORT, and CONVENIENCE. This beautifully maintained unit features 2 SPACIOUS BEDROOMS, 2 FULL BATHROOMS, a TITLED UNDERGROUND PARKING STALL, and SECURE UNDERGROUND STORAGE, giving you the benefits of a NEARLY NEW HOME without the wait. The PET-FRIENDLY BUILDING welcomes all members of your family. Step inside to discover a BRIGHT, OPEN-CONCEPT LAYOUT that seamlessly connects the LIVING ROOM, DINING AREA, and a CHEF-INSPIRED KITCHEN complete with STAINLESS STEEL APPLIANCES, sleek cabinetry, and a LARGE CENTER ISLAND—perfect for entertaining or casual meals. The PRIMARY SUITE features LARGE WINDOWS, a GENEROUS CLOSET, and a PRIVATE 4-PIECE ENSUITE, while the SECOND BEDROOM is ideal for a HOME OFFICE, guest space, or kids’ room, located next to another full 4-PIECE BATH. Enjoy evening sunsets and fresh air on the PRIVATE WEST-FACING BALCONY. Additional conveniences include IN-SUITE LAUNDRY and thoughtful finishes throughout. Located in the heart of SETON URBAN DISTRICT, you're just steps from SOUTH CALGARY HEALTH CAMPUS, YMCA, CINEPLEX VIP, GROCERY STORES, RESTAURANTS, LIBRARY, and JOANE CARDINAL-SCHUBERT HIGH SCHOOL, with more SCHOOLS coming soon. The vibrant HOMEOWNERS ASSOCIATION offers access to a SPLASH PARK, HOCKEY RINK, TENNIS COURTS, and COMMUNITY GARDENS, making it easy to connect with neighbors and enjoy an active lifestyle. Don’t miss your chance to own in one of Calgary’s most DYNAMIC AND FAST-GROWING COMMUNITIES—BOOK

YOUR SHOWING TODAY! 3D VIRTUAL TOUR AVAILABLE.