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4314, 200 Seton Circle SE Calgary, Alberta

MLS # A2271503



\$409,900

Division: Seton Residential/Low Rise (2-4 stories) Type: Style: Apartment-Single Level Unit Size: 913 sq.ft. Age: 2022 (3 yrs old) **Beds:** Baths: Garage: Parkade, Titled Lot Size: Lot Feat:

Heating: Water: Baseboard, Boiler Floors: Sewer: Vinyl Plank Roof: Condo Fee: \$ 361 **Basement:** LLD: Exterior: Zoning: Mixed, Vinyl Siding M-2 Foundation: **Utilities:**

Features: Breakfast Bar, High Ceilings, No Smoking Home, Quartz Counters, See Remarks, Walk-In Closet(s)

Inclusions: Fobs, garage remote

This beautifully upgraded 2 bedroom, 2 bathroom condo in the heart of Seton offers over 900 sq ft of impressive, sun-filled living space with air conditioning, luxury vinyl plank flooring, large windows, upgraded lighting, and a gourmet kitchen featuring a huge island and modern finishes. The open-concept kitchen, living, and dining area is drenched in natural light, offers subtle mountain views, and creates an exceptional setting for hosting and entertaining. The spacious primary suite includes a walk-in closet and a luxurious ensuite with an oversized walk-in shower, while the second bedroom easily fits a queen bed and is paired with a full second bathroom—ideal for guests, roommates, or a home office. This standout floorplan delivers incredible functionality and flow, making it perfect for downsizers, investors, first-time buyers, or anyone looking to enjoy a stylish, spacious home in one of Calgary's most sought-after communities. Seton offers unmatched convenience with walkable access to dining, entertainment, shopping, offices, the South Health Campus, and the world-class Brookfield YMCA, plus quick connectivity to Deerfoot and Stoney Trail.