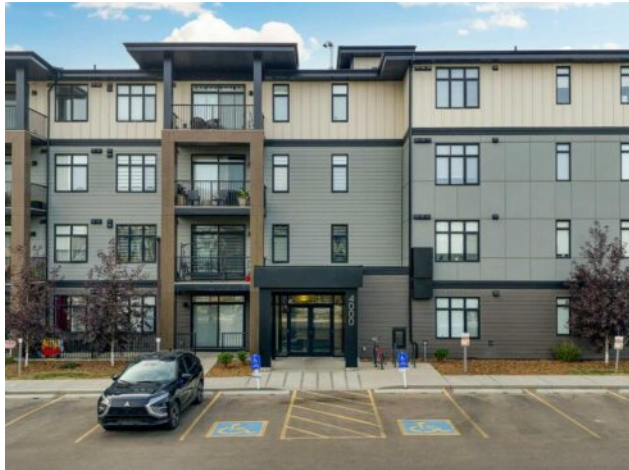


**4309, 200 Seton Circle SE**  
**Calgary, Alberta**

**MLS # A2304832**



**\$214,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	433 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 201
<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>	No Smoking Home, Open Floorplan		

**Inclusions:** None

Welcome to Seton &mdash; one of Calgary's most vibrant and walkable communities. This bright, modern 1-bedroom condo is move-in ready and surprisingly affordable &mdash; with low condo fees, your monthly costs could be close to what you're already paying in rent. Enjoy a sleek open-concept layout with LVP flooring, stainless steel appliances, in-suite laundry, a 4-piece en-suite, and a private balcony with a gas BBQ line. Outdoor parking and extra storage included. Steps from South Health Campus, Canada's largest YMCA, groceries, caf&eacute;s, and transit &mdash; with easy access to Stoney Trail and Deerfoot Trail. Pet friendly with a dog wash station and dog park on-site. As a resident, you'll have exclusive access to The Block &mdash; Seton's private homeowners facility. Inside, a 14,000 sq ft space with a half gymnasium, multi-use rooms, a kitchen, and lockers. Outside, a 6-acre park with a splash park, hockey rink, basketball nets, tennis and pickleball courts, a playground, amphitheatre, fire pit, and picnic shelters &mdash; an exceptional amenity rarely found in condo living. Book your showing today!