

**6412, 200 Seton Circle SE**  
**Calgary, Alberta**

**MLS # A2335363**



## \$334,900

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Seton                              |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 698 sq.ft.                         | <b>Age:</b>   | 2024 (2 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Heated Garage, Titled, Underground |               |                  |
| <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>       | Asphalt Shingle                                                                          | <b>Condo Fee:</b> | \$ 320 |
| <b>Basement:</b>   | None                                                                                     | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame                                                                               | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | Poured Concrete                                                                          | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), Elevator, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan |                   |        |

**Inclusions:** Refrigerator, Electric Stove, Microwave/Hood-fan, Washer/Dryer Stackable, window coverings

Welcome to this beautifully appointed top-floor condo. Bright, stylish, and thoughtfully designed, this 2-bedroom, 2-bath home offers affordable, carefree living with exceptionally low fees that include heat, water, sewer, common area maintenance, reserve fund contributions, and visitors parking. You'll also appreciate the convenience of underground titled parking, with a private storage space just steps from your stall and easy elevator access. Inside, the open concept layout is both welcoming and functional, featuring durable LVP flooring throughout and a modern kitchen equipped with stainless steel appliances, tall cabinetry reaching up to the 9' ceiling, and sleek contemporary finishes. The spacious living area flows seamlessly onto your large private balcony—perfect for unwinding, hosting friends, or simply soaking in the sunset at the end of the day. Both bedrooms are generously sized, offering comfort and versatility for guests, a home office, or your own personal retreat. Situated in an unbeatable location close to all amenities, you're just a short walk to the park and moments away from Seton YMCA, South Health Campus, shops, restaurants, and schools. This home checks all the boxes for convenience, comfort, and lifestyle. A must see opportunity—come and see it for yourself.