

4101, 200 Seton Circle SE
Calgary, Alberta

MLS # A2336955



\$365,000

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	988 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 438
Basement:	-	LLD:	-
Exterior:	Mixed, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: Central A/C with wall unit, window coverings, floating shelf in bedroom, wall shelf in primary bedroom, storage cabinet in laundry room

Welcome to this beautifully designed end unit (The Atwood floorplan) located in Seton West, by Logel Homes. Offering 988 sq. ft. of thoughtfully designed living space, 2 bedrooms, 2 bathrooms, and an impressive private outdoor area. With 9-foot ceilings, an open-concept layout, and plenty of natural light, this home offers the perfect combination of comfort, style, and convenience. Step inside to an expansive foyer that leads into the bright and open main living area, where the kitchen, dining, and living spaces flow seamlessly together. The stylish kitchen is sure to impress with an oversized central island, sleek stainless steel appliances, built-in wall ovens, electric cooktop, designer backsplash, under-cabinet lighting, and an abundance of cabinetry and storage. The adjoining dining area easily accommodates seating for 4-6 and opens into the spacious living room. From here, step outside onto the large private patio (24'10" x 6'7"), complete with a gas line for your BBQ and plenty of room for outdoor furniture. With direct access from the living room, it's a great extension of your living space during the warmer months. The primary bedroom features large windows that bring in plenty of natural light, a walk-in closet, and a private ensuite with a double vanity and a large walk-in shower with full tile walls. The second bedroom is a great size and offers cheater access to the main 4-piece bathroom, making it a convenient setup for guests or a home office. Additional features include central A/C, titled underground parking, and an assigned storage unit conveniently located next to the elevator. This pet-friendly complex also offers sought-after amenities, including a dog wash station, fenced dog park, and a beautifully landscaped courtyard to enjoy. Situated in an unbeatable location, you're just steps from the

Seton Urban District, Seton's YMCA and The Block (HOA), and within walking distance to South Health Campus. With shopping, restaurants, recreation, and everyday amenities close by, plus quick access to Deerfoot and Stoney Trail, everything you need is right at your doorstep.