

3214, 200 Seton Circle SE
Calgary, Alberta

MLS # A2352409

\$394,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	965 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 426
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: TV MOUNTS, CEILING FANS

Welcome to this meticulously maintained CORNER UNIT - 2-bedroom, 2-bathroom condo in the vibrant and highly sought-after community of Seton! Located on the second floor, this beautifully cared-for home offers a thoughtful layout, upgraded features and an incredible location close to everything you need. Step inside to a bright, welcoming living space with air conditioning for year-round comfort. The kitchen is designed with both style and functionality in mind, featuring an upgraded oversized island, plenty of work/eating-space with a pantry complete with convenient pull-out drawers. The spacious primary bedroom offers a walk-in closet with upgraded built-ins and a private ensuite featuring dual sinks and a large walk-in shower with barn doors. The second bedroom is ideally situated with a cheater door to the main bathroom, creating the feel and convenience of its own ensuite—perfect for guests, a roommate or family member. Enjoy upgraded under cabinet lighting in the kitchen and upgraded ceiling fans. Step outside onto the oversized balcony, offering plenty of room to relax, entertain and enjoy summer evenings, complete with a natural gas BBQ hookup. This unit also includes one titled parking stall in the heated parkade, with a storage cage conveniently located at the front of the parking space. Easy access to the stairs makes coming and going a breeze. Pet owners will appreciate the parkade dog wash station as well as a designated dog park area within the complex. Ample visitor parking available in complex. And then there’s the location! Seton is a fantastic, walkable community with restaurants, shopping, movie theatre, services, the YMCA, South Health Campus Hospital and so much more. Residents also enjoy access to The Block through the HOA - , offering an impressive collection of amenities including a

clubhouse, splash park, skating rink, basketball, tennis and pickleball courts, playground, amphitheatre, fire pits and picnic areas. Beautifully maintained, thoughtfully upgraded and surrounded by outstanding amenities, this condo offers the perfect combination of comfort, convenience and community. Move in and start enjoying the Seton lifestyle - contact your favourite Realtor® today!