

**4413, 200 Seton Circle SE**  
**Calgary, Alberta**

**MLS # A2192817**



**\$265,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Low-Rise (1-4)		
<b>Size:</b>	501 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Outside, Stall, Titled		
<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>	\$ 202
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters		

<b>Inclusions:</b>	N/A
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Welcome to Seton West. This beautiful 1 BR 1 Bath open floor plan is&nbsp;perfect for your&nbsp;FTHB's&nbsp;or&nbsp;investors. Enjoy a free flowing space between your living and kitchen area or cozy up in your generous sized bedroom. The modern kitchen boasts upgrades with stainless steel appliances, extended kitchen cabinet heights&nbsp;(41"), pot drawers, a pantry, pot lights, large undermount sink and a beautiful&nbsp;backsplash. Other upgrades include quartz countertops throughout, LVP flooring, ample&nbsp;storage&nbsp;and an A/C unit for those hot summer nights. Lets not forget the spacious balcony with a gas hookup&nbsp;for your BBQ.&nbsp;This home truly has it all and being conveniently&nbsp;located you have quick access to&nbsp;public transit, schools, shopping, restaurants, the YMCA, South Health Campus and major roads/highways. Don&rsquo;t miss the opportunity to call this home, schedule your private viewing today!