



**GRASSROOTS**  
REALTY GROUP

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1201, 200 Seton Circle SE  
Calgary, Alberta

MLS # A2215053



**\$424,900**

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	987 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 393
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** desk in second bedroom, two tv mounts and hardware, closet organizers in master bedroom closet, curtain rods

This 986 square foot condo is better than new with tasteful upgrades throughout. The floor plan is the popular Atwood 3 ES by Logel Homes, it boasts large closets and storage, 9' ceilings with an excellent open floor plan. There are 2 bedrooms each with great sized windows, as well as 2 full bathrooms. The primary bedroom comes with a walk-in closet that has built-in organizers and an upgraded ensuite that has a walk-in shower with full tile walls. The second bedroom has a quaint built-in desk plus a cheater en-suite to the main four-piece bathroom. The kitchen is spacious and deluxe with plenty of cabinet space that includes under cabinet lighting. The island is big enough to entertain and features the waterfall edge quartz countertops. All the appliances have all been upgraded, including an induction cook top and built-in oven and microwave. This home is equipped with central ac and includes a patio large enough to fit your furniture, with a gas line for your BBQ. Included with this great condo there is a titled, underground heated parking stall with an assigned storage unit. This is a vibrant complex that accepts 2 pets per household, there is a dog wash plus a fenced dog park. With low condo fees that include heat and a convenient location located within walking distance to South Health Campus, shopping, dining and entertainment, this condo is worth the look! Please click the multimedia tab for an interactive virtual 3D tour and floor plans.