



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**6307, 200 Seton Circle SE  
Calgary, Alberta**

**MLS # A2215960**



**\$249,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	437 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	See Remarks, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 180
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, See Remarks, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity, See Remarks, Water
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters, See Remarks		

**Inclusions:** N/A

Your Seton Lifestyle Awaits! Discover an exceptional opportunity to own in the vibrant and rapidly expanding community of Seton. This stylish 1-bedroom, 1-bathroom condo offers the perfect fusion of modern living and urban convenience. Enjoy a bright, open-concept layout enhanced by premium builder upgrades, including in-suite laundry and air conditioning. The stunning kitchen boasts high-end stainless steel appliances, sleek quartz countertops, and elegant cabinetry &ndash; a true culinary haven. Retreat to the spacious bedroom with a walk-through closet leading to a well-appointed 4-piece bathroom. Luxury flooring and designer lighting add a touch of sophistication throughout. Step out onto your private balcony to savour your morning coffee or evening relaxation. Living in Seton means effortless access to trendy restaurants, boutique shops, fitness centers, and entertainment. With excellent transit links and proximity to major roadways, commuting is a breeze. Ideal for first-time buyers, investors, or those seeking stylish downsizing. Don't miss your chance to experience the best of Seton living! Call for your private showing today.