



**GRASSROOTS**  
REALTY GROUP

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

**2110, 200 Seton Circle SE  
Calgary, Alberta**

**MLS # A2218128**



**\$364,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	765 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 308
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this beautifully upgraded 2 bedroom, 2 bathroom main floor condo in the sought after community of Seton. Originally purchased from the builder with numerous high end upgrades, this home offers outstanding value and a modern, comfortable living space. The open concept floor plan features no carpet throughout only luxury vinyl plank flooring for easy maintenance and style. Enjoy the central A/C, chimney style hood fan, and the white kitchen cabinets, adding to the functionality and elegance of the home. One of the standout features of this condo is its convenient main-floor location. You can easily step outside without waiting for an elevator, and with direct access to a large patio, you have more freedom and flexibility in your daily routine. For families with young children, the first floor layout means less worry about making noise for neighbours and more space for play. You'll also find this layout rare and highly desirable. Both bedrooms are located on opposite sides of the unit, providing maximum privacy. Additionally, both rooms have outdoor facing windows, ensuring plenty of natural light, this is a layout you won't see everywhere! The condominium itself is well managed, modern, and immaculate offering a clean, attractive living environment. The low condo fees make it even more appealing. The location is perfect, with dog friendly walking paths, public transportation, and a wide range of amenities like a grocery store, Cineplex, YMCA, and South Health Campus, all within walking distance. Plus, quick access to Deerfoot Trail makes commuting around Calgary incredibly convenient. This is an ideal choice for first time buyers, down sizers, or investors looking for a move in ready property in a growing, vibrant community. Don't miss out on the opportunity to own this amazing condo in one of the best managed buildings in

Seton. Make this your new home today!