



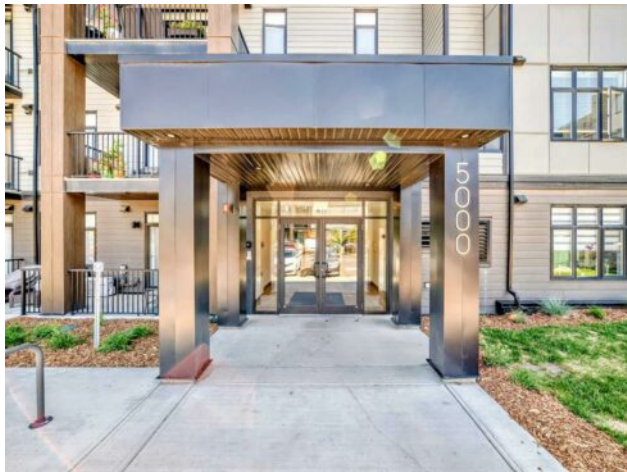
GRASSROOTS
REALTY GROUP

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5214, 200 Seton Circle SE
Calgary, Alberta

MLS # A2233708

\$468,056



Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	958 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 382
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Elevator, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: None

Welcome to this beautifully upgraded second-floor corner unit in the heart of Seton—offering over 957 sq. ft. of thoughtfully designed living space with premium builder enhancements throughout. Perfect for first-time buyers, professionals, or those looking to downsize without compromising on quality, this home offers a perfect blend of comfort, style, and location. Situated in the vibrant Seton West community, you'll enjoy unrivaled access to shops, restaurants, the South Health Campus, the YMCA, and the future Green Line LRT. With quick access to Deerfoot and Stoney Trail, commuting across the city is effortless. Inside, a welcoming foyer leads you into an expansive open-concept living area. The designer kitchen is a true centerpiece—featuring a custom-extended island, full-height quartz backsplash, built-in wall oven, and a chimney-style hood fan. Pot drawers, upgraded fixtures, and a sleek matte black faucet complete this culinary showstopper. The kitchen flows seamlessly into the spacious dining and living areas, enhanced by large windows and luxury vinyl plank (LVP) flooring that extends throughout, including both bedrooms. Step outside to your 130 sq. ft. private patio—ideal for morning coffee, summer BBQs (gas line included), or simply unwinding in comfort. The primary suite is a tranquil retreat with a large walk-in closet and a fully upgraded ensuite featuring dual under-mount sinks, a tiled walk-in shower, and quartz finishes. The second bedroom offers generous space and direct access to the main bathroom—perfect for guests or family. Additional features include central air conditioning, in-suite Samsung laundry, pot lighting, upgraded pendant fixtures, and a wall-mount TV package with hidden cable routing. This meticulously maintained home also comes with a titled underground parking stall (#605).

Monthly condo fees include heat, water, building insurance, and more—ensuring both convenience and value. Enjoy a bright and balanced atmosphere with your northeast-facing balcony, offering pleasant morning sunlight and cooler afternoons—ideal for outdoor living without the heat intensity of west-facing units. Move-in ready and better than new, this is your opportunity to enjoy a refined lifestyle in one of Calgary's most sought-after communities. Contact your favourite real estate agent today to schedule a private showing of this exceptional home!