



GRASSROOTS
REALTY GROUP

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**3409, 200 Seton Circle SE
Calgary, Alberta**

MLS # A2249658

\$315,000



Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	537 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 222
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, Quartz Counters, See Remarks		

Inclusions: Call Seller Directly

Click brochure link for more details** This stunning 4th-floor condo is the perfect with 2 bedrooms and a beautifully appointed bathroom, this residence boasts modern elegance and comfort at every turn. Step inside to discover a chic kitchen featuring stylish cabinets, luxurious quartz. The big, bright windows and soaring 9-foot ceilings create an airy atmosphere, while the large balcony, complete with a BBQ gas line, provides an inviting outdoor retreat for relaxation or hosting friends. Enjoy the convenience of titled underground parking and an assigned storage locker. Located just steps away from a vibrant array of retail shops, dining, and entertainment options, including the impressive 130,000 sq. ft. Seton Urban District, your new neighborhood offers endless possibilities. Stay active and connected with the nearby Brookfield Residential YMCA, North America's largest YMCA, and the South Health Campus. Plus, residents benefit from an on-site dog park and plenty of visitor parking for family and friends. This condo is the perfect blend of luxury and convenience, making it an ideal investment or a delightful place to downsize. Don't miss your chance to live in this fantastic community!