



**GRASSROOTS**  
REALTY GROUP

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5407, 200 Seton Circle SE  
Calgary, Alberta

MLS # A2250095



**\$249,900**

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	434 sq.ft.	Age:	2022 (3 yrs old)
Beds:	1	Baths:	1
Garage:	Asphalt, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 180
Basement:	-	LLD:	-
Exterior:	Other, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting		

Inclusions: None

Step into this LIKE NEW west-facing condo and bask in the afternoon sun from your balcony with NG hook-up. Featuring sleek LVP flooring throughout, this space boasts upgraded stainless steel appliances, including a fridge with a convenient ice maker. The bedroom offers a spacious walk-through closet that leads to a beautifully appointed 4-piece bathroom. You'll love the convenience of having a full-sized washer and dryer tucked into the walk-through closet—laundry day just got easier! The eat-in kitchen is a stylish hub with its crisp white subway tile backsplash, bright lighting, and ample cabinets. This unit also comes with an outdoor parking stall and additional storage in the parkade for your extra belongings. The wall-mounted air conditioning ensures comfort year-round. Have pets? This pet-friendly building offers dog wash stations and even a dog park on-site, making it ideal for furry companions. Don't miss out on this cozy condo that perfectly blends comfort and style!