



GRASSROOTS
REALTY GROUP

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1412, 200 Seton Circle SE
Calgary, Alberta

MLS # A2253230



\$450,000

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	961 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 395
Basement:	-	LLD:	16-22-29-W4
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		
Inclusions:	N/A		

Experience the pinnacle of modern, low-maintenance living in this pristine top-floor 2 bed, 2 bath, corner unit, bathed in natural light from its full southwest exposure and offering breathtaking mountain views from its generous west-facing deck. Perfectly suited for first-time buyers or those seeking to downsize without compromise, this immaculate residence features an open-concept layout anchored by a gourmet kitchen with a stunning waterfall quartz island, seamlessly flowing into the dining and living areas—an ideal space for entertaining. The tranquil primary bedroom is a private retreat complete with a walk-in closet and a luxurious ensuite, while a second bedroom with ensuite access offers versatility for guests or family. Designed for year-round comfort and convenience, this move-in-ready home includes the essential luxury of built-in air conditioning, in-suite laundry, underground parking, underground storage and is situated in the vibrant heart of Seton, just steps from shops, restaurants, the South Health Campus, and with easy access to major commuter routes. This is an exceptional opportunity to own a home that shows better than new in one of Calgary's most sought-after communities; contact your favorite real estate agent today to schedule a private showing.