



GRASSROOTS
REALTY GROUP

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**5412, 200 Seton Circle SE
Calgary, Alberta**

MLS # A2256069



\$334,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	704 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 286
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island		

Inclusions: NA

Perched on the TOP FLOOR in vibrant Seton, this two-bedroom, two-bath residence balances modern design with everyday ease. Inside, more than 700 square feet unfold in an airy, open layout framed by nine-foot ceilings and sunlight that moves across sleek flooring throughout the day. The kitchen is as functional as it is refined: crisp white cabinetry, stainless appliances, and a central island that doubles as a natural gathering point—whether for morning coffee or late-night takeout. Tucked away, the primary suite offers a calm retreat with its own private bath, while the second bedroom—paired with another full bathroom—gives flexibility for guests, a roommate, or a dedicated workspace. In-suite laundry, air conditioning, a titled parking space, and separate storage add quiet practicality to the home’s thoughtful design. Step out to your private balcony for a breath of fresh air and a glimpse of the surrounding community. Beyond the front door, Seton itself becomes part of your lifestyle: restaurants, caf  s, the massive YMCA, and South Health Campus all just minutes away. This isn’t simply a condo; it’s a carefully composed space that makes style and convenience feel effortless.