4309, 200 Seton Circle SE
Calgary, Alberta

MLS # A2261127
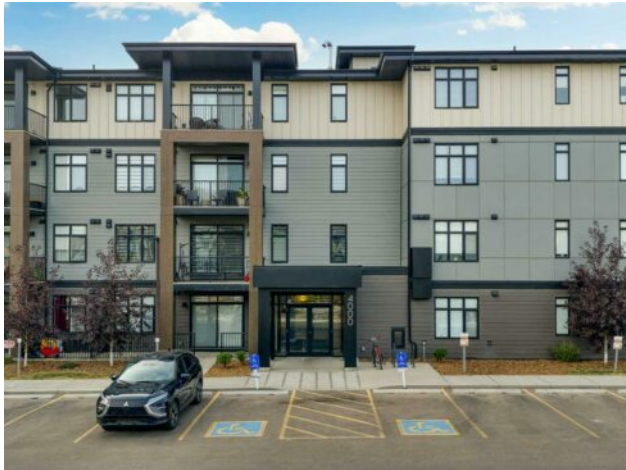
$229,900

Division:	Seton
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	433 sq.ft.	**Age:**	2022 (3 yrs old)
Beds:	1	**Baths:**	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 180
Basement:	-	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	M-2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Smoking Home, Open Floorplan		

Inclusions:	None

Set in the heart of Southeast Calgary's award-winning community of Seton, this stylish 1-bedroom condo puts everything you need just steps from your door. From the South Health Campus and Canada's largest YMCA to grocery stores, restaurants, coffee shops, and entertainment, you'll love being surrounded by the best of city living without sacrificing comfort. With easy access to transit, Stoney Trail, and Deerfoot Trail, getting anywhere in Calgary is a breeze. Inside, you'll find a bright, open-concept layout with sleek LVP flooring throughout, a modern kitchen with upgraded stainless steel appliances, tile backsplash, and plenty of cabinet space. The kitchen flows into the dining area and the living room with a large sliding door, leading onto a spacious patio with a nice view and a gas line for a barbecue. The bedroom includes a walk-through closet with a stackable washer and dryer already installed, which leads directly into a beautifully appointed 4-piece en-suite. This pet-friendly building is designed with lifestyle in mind, offering on-site dog wash stations and even a dog park for your furry friends. You'll also enjoy the convenience of an outdoor parking stall and additional storage in the parkade. Whether you're a first-time buyer, downsizer, or investor, this home blends style, function, and community living in one of Calgary's most vibrant neighbourhoods. Don't miss your chance to make Seton West your new home - book your showing today!