



**GRASSROOTS**  
REALTY GROUP

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**1304, 200 Seton Circle SE**  
**Calgary, Alberta**

**MLS # A2263199**



**\$339,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	711 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 280
<b>Basement:</b>	-	<b>LLD:</b>	23-22-29-W4
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to Seton West by Logel Homes &ndash; one of Calgary's most sought-after master-planned communities! This bright and modern 2 bed + 2 bath condo features an open-concept layout with 711 sq ft RMS, 9-ft ceilings, and large east-facing windows that fill the home with morning light. The designer kitchen offers quartz countertops, stainless-steel appliances, and a central island perfect for entertaining. The spacious primary bedroom includes a walk-in closet and 4-pc ensuite, while the second bedroom and full bath are ideal for guests or a home office. Enjoy your private balcony with BBQ gas line, in-suite laundry, and titled parking. Located steps from South Health Campus, YMCA, Cineplex VIP, Superstore, and restaurants, with easy access to major roads and transit. A fantastic opportunity for first-time buyers or investors seeking a turnkey home in vibrant Seton!