



**GRASSROOTS**  
REALTY GROUP

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5207, 200 Seton Circle SE  
Calgary, Alberta

MLS # A2268160



**\$215,000**

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| 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:   | None                               |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |                                                                 |            |        |
|-------------|-----------------------------------------------------------------|------------|--------|
| Heating:    | Baseboard                                                       | Water:     | -      |
| Floors:     | Vinyl Plank                                                     | Sewer:     | -      |
| Roof:       | -                                                               | Condo Fee: | \$ 170 |
| Basement:   | -                                                               | LLD:       | -      |
| Exterior:   | Cement Fiber Board, Wood Frame                                  | Zoning:    | M-2    |
| Foundation: | Poured Concrete                                                 | Utilities: | -      |
| Features:   | No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows |            |        |

Inclusions: n/a

Welcome to this immaculate -feels brand new- 1 bedroom, 1 bathroom condo - perfect for the first time buyers or anyone looking to get into the market. Featuring in suite laundry, quartz countertops in both kitchen and bathroom, separate assigned storage locker and durable vinyl plank flooring. Enjoy your bright west facing unit and balcony complete with a gas BBQ line, ideal for sunsets and weekend grilling. The buildings location is fantastic - lots of FREE street parking, a hop and a skip to Superstore, movie theater, brand new recreational facility with pickleball courts, basketball and much more. The world's largest YMCA, a public library, plus retail shops and dinning options all at your doorstep. Don't miss out on this one!