



**GRASSROOTS**  
REALTY GROUP

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**4210, 200 Seton Circle SE**  
**Calgary, Alberta**

**MLS # A2284957**



**\$324,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	701 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 320
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** n/a

Check out the the 3D Tour of this spotless, and meticulously maintained unit! Welcome to Seton West, where lifestyle, convenience, and long-term value come together in one of Calgary's most sought-after southeast communities, and all residents gain exclusive access to THE BLOCK, Seton's exclusive community recreation centre. This extensively upgraded 2-bedroom, 2-bathroom condo offers refined, low-maintenance living designed for young professionals, first-time buyers, and savvy investors. From the moment you step inside, the elevated finishings set this unit apart. The kitchen is anything but standard, featuring extended quartz countertops with a waterfall-style eating bar, full-height cabinetry, tile backsplash, and a premium stainless steel appliance package. The open-concept living area is bright and inviting with upgraded lighting, pot lights, dimmer switches, and a ceiling fan for added comfort. Luxury Vinyl Plank flooring flows seamlessly through the main living areas and primary bedroom, offering a modern look with durable performance. Step outside to your private balcony complete with a gas line for BBQing, perfect for summer evenings. This home also includes AIR CONDITIONING for those warm Calgary days. The spacious primary retreat features a private 4-piece ensuite, while the second bedroom offers flexibility for guests, a home office, or a growing family. A second full 4-piece bathroom adds convenience and privacy. Titled underground parking provides year-round comfort and security. Located steps from the vibrant Seton Urban District, the YMCA at Seton, and within walking distance to South Health Campus, this home offers unbeatable access to shopping, dining, recreation, and major roadways including Deerfoot and Stoney Trail. Future Green Line LRT access further enhances long-term value. Move-in ready and

beautifully upgraded, this is a rare opportunity to own in a high-demand community. Book your private showing today!