GRASSROOTS REALTY GROUP

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4111, 200 Seton Circle SE
Calgary, Alberta

MLS # A2287477

$275,000

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	583 sq.ft.	**Age:**	2022 (4 yrs old)
Beds:	2	**Baths:**	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 234
Basement:	-	**LLD:**	-
Exterior:	Composite Siding, Wood Frame	**Zoning:**	M-2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

Inclusions: Window Coverings

Welcome to this beautifully upgraded 2-bedroom, 1-bathroom main-floor unit in the sought-after community of Seton, located in the Seton West complex. Featuring 9’ ceilings, luxury vinyl plank flooring, and a bright open-concept layout, this home offers modern comfort and effortless living. The contemporary kitchen showcases quartz countertops, stainless steel appliances, and a large island with built-in dining. Oversized patio doors lead to your private, full-width east-facing patio overlooking greenspace — complete with a gas BBQ hookup and convenient ground-floor access. Two well-sized bedrooms, a pristine 4-piece bath, walk-in laundry with custom cabinetry, pantry storage, titled underground parking, and a separate storage locker add everyday functionality. Enjoy unbeatable walkability to shopping, dining, schools, South Health Campus, and the YMCA Calgary - Brookfield Residential YMCA at Seton, with quick access to Deerfoot Trail and Stoney Trail. Perfect for first-time buyers, downsizers, or investors — move-in ready and not to be missed!

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