



**4404, 200 Seton Circle SE
Calgary, Alberta**

MLS # A2290528



\$338,000

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|------------------|------------------------------------|---------------|------------------|
| Division: | Seton | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 700 sq.ft. | Age: | 2024 (2 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 320 |
| Basement: | - | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-2 |
| Foundation: | - | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows | | |

Inclusions: TV and Mounts

Welcome to this beautifully upgraded 2-bedroom, 2-bathroom condo in the vibrant community of Seton, offering modern design, thoughtful upgrades, and stunning mountain views from your private balcony. This well-designed double primary bedroom layout is ideal for roommates, guests, professionals working from home, or investors seeking strong rental appeal. The bright open-concept main living space is filled with natural light and features durable luxury vinyl plank flooring, stylish lighting, and a contemporary feel throughout. The kitchen is both functional and elegant, showcasing quartz countertops, extended cabinetry, tile backsplash, stainless steel appliances, and a spacious island with seating, perfect for cooking, entertaining, or casual dining. Both bedrooms are generously sized and each offers its own private ensuite bathroom, creating two comfortable retreats with privacy and convenience. The primary living space flows seamlessly onto the private balcony, where you can relax and enjoy beautiful mountain views and fresh air. Additional highlights include titled underground parking, providing comfort and security year-round. Located in the heart of Seton's Urban District, this home is just steps from incredible amenities including the South Health Campus, YMCA at Seton, restaurants, shops, and entertainment. With quick access to Deerfoot Trail and Stoney Trail, commuting anywhere in the city is simple and convenient. Whether you're a first-time buyer, professional, or investor, this stylish and low-maintenance home offers exceptional value in one of Calgary's most sought-after communities.