



**3205, 200 Seton Circle SE  
Calgary, Alberta**

**MLS # A2294357**



**\$370,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	834 sq.ft.	<b>Age:</b>	2021 (5 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>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 380
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to this beautifully maintained 2-bedroom, 2-bathroom condo offering a modern blend of comfort, style, and functionality. Thoughtfully designed with durable LVP flooring throughout, this bright and inviting home features an open-concept layout complemented by stainless steel appliances, soft-close cabinetry, and contemporary finishes. The spacious living area is enhanced by an updated feature wall, creating a stylish focal point, while the large balcony extends your living space outdoors—perfect for relaxing or entertaining. The primary bedroom offers exceptional comfort with a generous walk-in closet, dedicated office space, custom feature wall, and a private 3-piece ensuite with dual sinks. A second well-sized bedroom and additional 4-piece bath provide flexibility for guests, family, or roommates. Additional highlights include in-suite stacked washer and dryer, air conditioning, HRV system, titled underground parking, and titled storage, along with a dog bath and a grass enclosed dog run for your furry friend. This is a fantastic opportunity for those seeking low-maintenance living with upgraded features and everyday convenience, with convenience of all amenities close by including the Seton YMCA, South Health Campus, Shops, Restaurants and Schools. Come see this unit, it will check all the boxes.