



**4314, 200 Seton Circle SE
Calgary, Alberta**

MLS # A2294738



\$389,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	913 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 403
Basement:	-	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Smoking Home, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: Two Cabinets in Primary Bedroom Closet, Media Console in Living Room

This beautifully upgraded 2 bedroom, 2 bathroom condo in the heart of Seton offers over 900 sq ft of impressive, sun-filled living space with air conditioning, luxury vinyl plank flooring, large windows, upgraded lighting, and a gourmet kitchen featuring a huge island and modern finishes. The open-concept kitchen, living, and dining area is drenched in natural light, offers subtle mountain views, and creates an exceptional setting for hosting and entertaining. The spacious primary suite includes a walk-in closet and a luxurious ensuite with an oversized walk-in shower, while the second bedroom easily fits a queen bed and is paired with a full second bathroom—ideal for guests, roommates, or a home office. This standout floorplan delivers incredible functionality and flow, making it perfect for downsizers, investors, first-time buyers, or anyone looking to enjoy a stylish, spacious home in one of Calgary’s most sought-after communities. Seton offers unmatched convenience with walkable access to dining, entertainment, shopping, offices, the South Health Campus, and the world-class Brookfield YMCA, plus quick connectivity to Deerfoot and Stoney Trail.