



3110, 200 Seton Circle SE  
Calgary, Alberta

MLS # A2294859



**\$410,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	766 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>	\$ 343
<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

Experience refined urban living in this beautifully designed 2-bedroom, 2-bathroom residence located in the highly sought-after community of Seton. Showcasing a bright, open-concept layout, this home seamlessly blends modern style with everyday comfort. Step outside to your private, approximately 83 sq. ft. patio—an exceptional feature of this main-floor unit—offering a rare combination of space, privacy, and direct access. With a second private entrance through the patio, enjoy unmatched convenience and the ability to park just steps from your door. Perfectly positioned, this home is moments from premier amenities including South Health Campus, shopping, restaurants, and scenic parks, with effortless connectivity to Deerfoot Trail and Stoney Trail, along with the added value of the future Green Line LRT. Complete with a titled parking stall and dedicated storage, this residence is ideal for those seeking a sophisticated lifestyle or a smart investment opportunity. A rare offering that combines location, convenience, and contemporary elegance.