



**3404, 200 Seton Circle SE
Calgary, Alberta**

MLS # A2299167



\$349,999

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	700 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 320
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage		

Inclusions: N/A

Welcome to this beautifully upgraded top-floor condo offering stunning mountain views, a functional layout, and exceptional value. This bright and spacious 2-bedroom, 2-bathroom home features an open-concept design with large windows that flood the space with natural light, creating a warm and inviting atmosphere throughout. The modern kitchen has been thoughtfully updated with quartz countertops, upgraded stainless steel appliances, sleek cabinetry, and ample counter space, perfect for both everyday living and entertaining. The kitchen flows seamlessly into the dining and living areas, where you can step out onto your private balcony and take in the breathtaking west-facing mountain views and evening sunsets. The well-designed floor plan offers excellent separation between bedrooms, ideal for privacy, roommates, guests, or a home office setup. The spacious primary bedroom includes a walk-through closet and a private ensuite featuring a fully tiled walk-in shower, adding a touch of luxury and comfort. The second bedroom is generously sized and conveniently located near the second full bathroom. Additional upgrades include modern flooring, upgraded lighting, and a clean, contemporary finish throughout, making this home completely move-in ready. Titled parking adds everyday convenience and long-term value. This pet-friendly building offers sought-after amenities including a dog wash station and an on-site dog park, perfect for pet owners looking for convenience and community. Ideally located close to shopping, restaurants, transit, and green spaces, this home provides easy access to everything you need while still offering a quiet and comfortable living environment. Whether you're a first-time buyer, downsizer, or investor, this is a fantastic opportunity to own a top-floor unit with incredible views, strong functionality, and low-maintenance living in a

well-located community.