



**1102, 200 Seton Circle SE
Calgary, Alberta**

MLS # A2301270



\$250,000

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	501 sq.ft.	Age:	2022 (4 yrs old)
Beds:	1	Baths:	1
Garage:	Owned, Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 225
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: 2 Security Fobs

This is THE ONE! - 1 bed 1 bath on the 1st floor. | TOP 10 FEATURES: .1. 9' Ceilings .2. Dogs/Cats Allowed .3. Smart Vibrant Finishes & Design .4. Upgraded unit .5. A/C & Air Recirculation .6. 1 Titled Parking Stall (exterior) .7. Walk-Out to Grade/Courtyard .8. Quiet - Sound Attenuation .9. Convenient walk to Grocery, Restaurants, Shopping, Work, Transit, Greenspace .10. Life Simplified. | *****Welcome to Unit 1102 at 200 Seton Circle SE—a stylish upgraded 500 Sq Ft, 1 bedroom, 1 bathroom condo designed for simplicity, comfort, and connection. Perfectly positioned on the main floor, this home offers true walk-out living to a spacious courtyard, making it ideal for pet owners, retirees, or anyone who values easy access and low-maintenance living. Step inside and you’ll immediately notice the 9’ ceilings and the light, airy feel, enhanced by a smart, open-concept layout that maximizes both space and function. The large functional kitchen is a standout feature within the central living area, showcasing higher end cabinetry, quartz countertops, stainless steel appliances, and modern open shelving that adds both style and practicality. It grounds the dining and living area, where large patio doors allow ample natural light and create a smooth transition to your personal outdoor patio and outdoor space. The oversized bedroom offers a calm and comfortable retreat, while the sleek 4-piece bathroom and convenient in-suite laundry complete the home. This upgraded unit also includes air conditioning and air recirculation for year-round comfort, along with Logel Homes’ Acoustic Shield system that enhances sound attenuation for a quieter living experience. You’ll also have a titled exterior parking stall, and the building is pet-friendly, allowing up to two pets with board approval. For dog owners, the lifestyle here is unmatched—simply walk

out your door and head across the street to the off-leash park, or enjoy the enclosed dog run within the central courtyard. Located in the heart of Seton, you're just steps from Market Street amenities including cafes, restaurants, grocery stores, fitness facilities, and more. The nearby South Health Campus, transit options, greenspaces and walking paths make this an incredibly convenient and connected place to live. Rentals are allowed (no short-term hotel style), making this a flexible option for both homeowners and investors. Whether you're a retiree looking to right size, a working professional wanting a short commute, or a buyer seeking modern, low-maintenance living in a walkable community, this home delivers on every level. Life is simply easier here—book your private showing today and experience why this is THE ONE.