



**6103, 200 Seton Circle SE  
Calgary, Alberta**

**MLS # A2302217**



**\$385,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	913 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 403
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

Highlights: 200 sq.ft elevated private patio area, Southeast exposure with green space views, Walkable to major amenities, Upgraded kitchen w/ Stainless Steel Appliance Package. Write-up: Walking into this 2024-built home, the first thing you notice is the sunlight. Because it faces east, the morning sun just pours in right when you wake up, and those south-facing bedroom windows keep things bright all day long. When summer hits, having the central AC is exactly what you want, but during those short Calgary winters, pulling in all that natural light is an absolute must and often overlooked. Everything in this home feels cohesive right from the front door, tied together by upgraded lighting, custom blinds, and luxury vinyl plank flooring for a polished, continuous flow. Some buyers might look at a 913 sq.ft. floor plan and wonder about the fit, but you quickly realize there is zero wasted space here. The layout lives incredibly well, anchored by a massive kitchen island with green space views, upgraded ceiling-height cabinetry, and that upgraded stainless steel appliance package. The living area opens up to that 200 sq.ft patio with a gas line ready for your BBQ. The secret to this spot? Even though you are on the ground level with your own attached grass area, the patio is uniquely elevated. Passing cars completely disappear from sight, giving you a private outdoor retreat overlooking that massive green space across the street, which can be enjoyed while doing the dishes at your new kitchen island. This location is totally dialled in. It is perfect for that medical professional working at the South Health Campus or anyone who wants an energetic, walkable lifestyle just a couple of blocks away. Leave your vehicle parked in the underground titled stall and simply walk over to "The Block" for dinner, drinks, or a movie at the VIP theatre. But remember, when you do need to drive, you have

immediate access to major highways, so you can get anywhere in the city effortlessly.