



GRASSROOTS
REALTY GROUP

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2416, 200 Seton Circle SE
Calgary, Alberta

MLS # A2304773



\$379,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	916 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 403
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks		

Inclusions: N/A

Welcome to this Bright and Spacious TOP FLOOR, END UNIT condo in the vibrant community of Seton. East side exposure with green space VIEWS. The open-concept floor plan features 9-foot ceilings, in-suite laundry room with upgraded laundry doors and full side stainless steel washer & dryer, luxury vinyl plank floorings all over for easy maintenance and style, large windows offering plenty natural lights throughout. This home comes with tons of upgrades, including modern white finished kitchen with high end kitchen shaker cabinetry package and soft-close doors and drawers, good size pot drawers, stainless steel appliances and chimney style range-hood, stunning Pendant lighting and huge extended central island with Quartz countertops is perfect for preparing meals or hosting family gatherings overlooking to a spacious living room/dining room combine offering a wall-mounted air conditioner unit to keep you comfortable during hot summer days. You also have patio door step out on to your private and large balcony with a gas-line for BBQ and a glimpse of the surrounding community with green space views on the East side. The bedrooms are separate by a spacious bathroom for additional privacy. The primary bedroom is a spacious retreat with a good size walkthrough closet made by Calgary California Closets company offers abundant storage for all clothing and accessories; a good size 4-pc stand shower ensuite with full height tiles, ceramic tile floorings and backsplash; Quartz countertop on dual sinks; and an elegant barn door to separate the primary bedroom and the walkthrough closet. This unit is measured at 971 sqft by the Builder floor plan. This unit also comes with a fresh air in-take system, one titled underground heated parking stall and one good-size assigned storage cage, both of these are located close to the elevator and stairs. This condo

complex is conveniently located within walking distance to transit, HOA, the Real Candian Superstore, Save on Foods, Cinemas, Tim Hortons, various restaurants and Pubs, the South Health Campus, the largest YMCA, Library, Schools, playground, dog park and future LRT Green line. Easy access to Deerfoot Trail, Stoney Trail and to the rest of the city. This home shows better than new and is priced to sell. Quick possession negotiable. Don't miss out on this chance to make this property your own!