

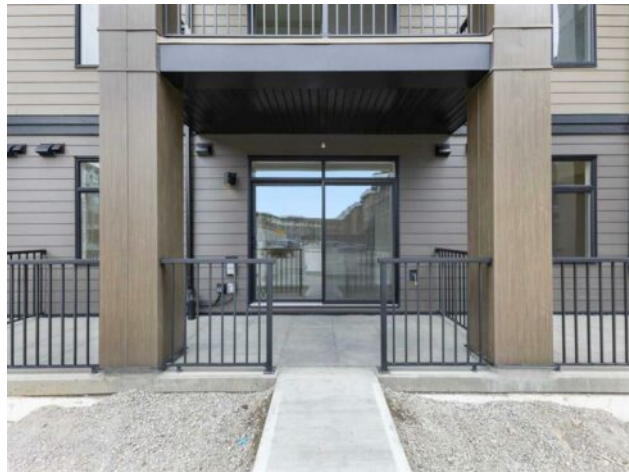


**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

6109, 200 Seton Circle SE  
Calgary, Alberta

MLS # A2126274



**\$325,000**

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	533 sq.ft.	Age:	2024 (0 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric, Exhaust Fan	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle, Fiberglass	Condo Fee:	\$ 220
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	M-2
Foundation:	Other	Utilities:	-
Features:	Quartz Counters		

Inclusions: N/A

Embrace a lifestyle of modern comfort in this brand-new two-bedroom apartment nestled in Seton. Perfect for first-time homebuyers, downsizers, or investors, this residence offers a blend of convenience and luxury. Step into a world of contemporary living with sleek finishes and upgrades, including air conditioning for year-round comfort. Discover the convenience of nearby amenities such as shopping centers, theaters, restaurants, and parks, all just a stone's throw away. Step out onto the spacious walk-out patio, providing seamless access to the adjacent dog park, perfect for your furry companions. Rest assured knowing your vehicle is secure in the parkade. Embrace the ultimate in outdoor entertaining with a spacious balcony equipped with a gas provision, perfect for hosting BBQ nights with friends and family. As a resident, you'll enjoy access to the Seton community HOA, currently crafting a state-of-the-art 14,000 square foot facility with multiuse rooms, a splash park, and playgrounds. With Deerfoot Highway just moments away, commuting to the city is a breeze. Partnering with Logel Homes, Calgary's renowned Multi-Family Builder of the Year, ensures excellence in craftsmanship and design. With top ratings in Google reviews, Logel Homes is dedicated to elevating new home construction to unprecedented heights. Don't miss out on this exceptional opportunity, competitively priced for a quick sale. Elevate your lifestyle with this stunning unit in Seton today!