



**6404, 200 SETON Circle SE**  
**Calgary, Alberta**

**MLS # A2139164**



**\$375,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Seton                              |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment                          |               |                  |
| <b>Size:</b>     | 701 sq.ft.                         | <b>Age:</b>   | 2024 (0 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, Hot Water, Natural Gas   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 300 |
| <b>Basement:</b>   | None  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Silent Floor Joists, Wood Frame   | <b>Zoning:</b>    | MC-1   |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Walk-In Closet(s) |                   |        |

**Inclusions:** N/A

Experience modern living at its finest in this brand new, never-lived-in 2-bedroom, 2-bathroom top floor corner unit in Logel Homes' Seton West development. This spacious unit boasts 9-foot ceilings and offers unobstructed south-facing views overlooking the future HOA. With \$16k worth of upgrades, this home is designed for luxury and comfort.

**Key Features:** Exclusive Fresh Air Intake System:

Enjoy cleaner air with Logel Homes' exclusive system. In-Unit Air Conditioning: Stay comfortable year-round. Master Ensuite: Features a luxurious floor-to-ceiling tiled walk-in shower with a frameless glass door. Titled Underground Heated Parking: Includes extra storage for convenience. Oversized Balcony: Equipped with a gas line for summer evening BBQs. Flooring: Tiled flooring in bathrooms and full Luxury Vinyl Plank (LVP) in the living room. Kitchen: Cabinets extend to the ceiling, providing ample storage space. Smart Home Package: Includes a smart thermostat for modern living. Upgraded Appliances: Featuring an upgraded LG dishwasher.

Seton West is conveniently located near shopping centers, South Health Campus, dining options, and major roads and highways, making it the perfect place to call home. Don't miss out on this must-see property! Call for your private viewing today and experience the best of modern living.