



**5312, 200 Seton Circle SE  
Calgary, Alberta**

**MLS # A2148618**



**\$354,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	700 sq.ft.	<b>Age:</b>	2023 (1 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>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 300
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** Window Coverings

Welcome to Seton, one of Calgary's top communities. This lovely 3rd-floor condo, offering the best value in Seton, faces green space and includes 2 bedrooms, 2 full bathrooms, and in-suite laundry. Enjoy the 9-foot ceilings and vinyl plank flooring throughout. The open-concept kitchen flows into the living and dining areas, all filled with natural light from large windows. The kitchen includes quartz countertops, an island, a tiled backsplash, and stainless steel appliances. This unit also comes with a Titled UNDERGROUND parking stall and extra storage. Conveniently located near parks and shopping, with easy access to Deerfoot Trail and Stoney Trail. You'll be within walking distance of shops, restaurants, schools, playgrounds, the YMCA, Cineplex movie theatre, South Health Hospital, and more. Plus, this property is only 8 months old and everything is still under warranty. Don't miss out on this great opportunity!