



**5104, 200 Seton Circle SE  
Calgary, Alberta**

**MLS # A2177121**



**\$359,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	707 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>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 300
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Discover an elevated lifestyle in this newly built condo unit located in the heart of Seton! This modern apartment showcases a minimalist design with soaring 9' ceilings, light-colored vinyl plank flooring, and crisp white walls. The chic kitchen, highlighted by white cabinetry, features stainless steel appliances, a spacious island with a built-in breakfast nook, and sleek quartz countertops. The adjacent living area provides ample space and includes a patio door that opens to a generously sized balcony. The unique layout includes a spacious primary bedroom with a large window, closet, and a private 4-piece ensuite. The second bedroom comes with its own closet and a frosted window, offering convenient access to the shared 4-piece bathroom. Additional perks include in-unit laundry with a storage area and a titled underground parking stall. This prime location is just minutes from Calgary's largest YMCA, various shopping centers, schools, and playgrounds. Whether you're an investor seeking a rental property or a first-time homebuyer, this unit offers an unbeatable combination of location and value. Schedule your viewing today!