



**6213, 200 Seton Circle SE
Calgary, Alberta**

MLS # A2177187



\$324,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	538 sq.ft.	Age:	2024 (0 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 230
Basement:	-	LLD:	-
Exterior:	Brick, Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	M2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Window Coverings

This charming 2nd-floor condo offers exceptional value in Seton, featuring 2 bedrooms, 1 full bathroom, and in-suite laundry. With 9-foot ceilings and vinyl plank flooring throughout, the open-concept kitchen seamlessly flows into the living and dining areas, all illuminated by large windows. The kitchen boasts quartz countertops, a tiled backsplash, and stainless steel appliances. The unit includes a titled underground parking stall and extra storage. Conveniently located near parks and shopping, with easy access to Deerfoot Trail and Stoney Trail, this condo is within walking distance of shops, restaurants, schools, playgrounds, the YMCA, Cineplex movie theatre, South Health Hospital, and more. Joane Cardinal-Schubert High School is nearby, along with plans for four additional schools offering public, Catholic, and French immersion options. The neighborhood's Homeowners Association (HOA) is nearing completion and will soon offer a splash park, hockey rink, tennis courts, and gardens, serving as the central gathering place. Seton is designed to foster community spirit, encouraging connections among residents through HOA facilities, local eateries, and within their homes, ensuring a lively and interconnected neighborhood environment. Don't miss the opportunity to call this exceptional condo your own. Book your showing today and experience all that this property has to offer!