



**GRASSROOTS**  
REALTY GROUP

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

**1203, 200 Seton Circle SE**  
**Calgary, Alberta**

**MLS # A2184541**



**\$429,500**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	905 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, 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>	-	<b>Condo Fee:</b>	\$ 378
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

**Inclusions:** NA

Discover Condo 1203 at Seton West, a brand-new, modern condo loaded with upgrades in the neighborhood's best condo development. Here are 5 things we love about this home (and we're sure you will too):

- A CONDO MADE FOR LIVING:** Condo 1203 is the Cohen floorplan, considered by many as the premier floorplan in the development—and it's easy to see why! This corner unit offers 905 sq. ft. of functional, open-concept living space, 9' ceilings, and oversized windows. The stunning kitchen opens seamlessly into the living/dining area, providing options for furniture placement to suit your needs and lifestyle. The large balcony becomes an extension of your living space in the warmer months and is equipped with a BBQ gas line. The primary bedroom boasts a walkthrough closet and a designer 4-piece ensuite with an upgraded linen closet, while the second bedroom features a cheater 4-piece ensuite. Convenient underground titled parking and an assigned storage locker are included.
- A PRIME SOUTHEAST COMMUNITY:** Seton is one of SE Calgary's most convenient and well-appointed neighborhoods. Residents enjoy world-class amenities, including 130,000 sq. ft. of retail space featuring shops, services, and restaurants, the South Health Campus, and the amazing Brookfield Residential YMCA (the largest YMCA in North America). The upcoming Homeowners Association will feature a splash park, hockey rink, tennis courts, firepit area, sports courts, and an amphitheater. Commuting is a breeze with easy access to both Deerfoot and Stoney Trails.
- THAT KITCHEN:** The kitchen is truly the heart of this home, featuring sleek white cabinetry with matte black hardware, quartz counters with a contrasting backsplash, a stainless-steel appliance package, and ample work/storage space. Whether

you're preparing a feast or warming up leftovers, you'll feel right at home here. 4. ALL THE UPGRADES: From 9' ceilings to luxury vinyl plank flooring throughout, air conditioning, BBQ gas line, in-wall TV conduit, upgraded window treatments—this home will not disappoint! 5. ONE OF SOUTHEAST CALGARY'S BEST BUILDINGS: Seton West is a six-building, low-rise condo community built by award-winning Logel Homes. Residents enjoy best-in-class workmanship, spacious and beautifully appointed suites, an on-site dog park, and ample visitor parking throughout the complex.