



**5313, 200 Seton Circle SE  
Calgary, Alberta**

**MLS # A2193463**



**\$319,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Seton                              |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment                          |               |                  |
| <b>Size:</b>     | 530 sq.ft.                         | <b>Age:</b>   | 2023 (2 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                |
| <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> | \$ 223 |
| <b>Basement:</b>   | -                              | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame                     | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -                              | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, Quartz Counters |                   |        |

**Inclusions:** None

DON'T MISS THE OPPORTUNITY to make this CONDO your new HOME or INVESTMENT PROPERTY! BRIGHT 2 BEDROOM, 1 BATHROOM 3rd floor condo located in the community of SETON. This SPACIOUS OPEN CONCEPT unit features HIGH CEILINGS, LARGE WINDOWS, STAINLESS STEEL APPLIANCES, QUARTZ COUNTERS, TILED BACKSPLASH, LVP flooring throughout, and a WEST FACING BALCONY to relax or entertain guests. TITLED UNDERGROUND PARKING and assigned STORAGE are included. SETON has all the amenities you can ask for! Close to the South Health Campus, YMCA, JCS High School, parks, this unit is walking distance to restaurants, shopping, and Cineplex theatre. EASY ACCESS to Deerfoot and Stoney Trails. BOOK YOUR SHOWING TODAY!