



GRASSROOTS
REALTY GROUP

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**1110, 200 Seton Circle SE
Calgary, Alberta**

MLS # A2195463



\$359,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	694 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 289
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: NA

****Open House Saturday April 5 from Noon-4PM ****This Fantastic Ground floor 2 bedroom 2 bathroom unit is a great opportunity. Nestled in the lively and bustling Seton community, this home offers a spacious and light-filled ambiance that is truly exceptional. The upgraded kitchen takes center stage, complete with raised upper cabinetry in stunning white, exuding an air of sophistication while providing ample storage space for all kitchen essentials. The elegant backsplash adds a touch of elegance, while the Whirlpool stainless steel appliances offer both style and functionality. The capacious center island is perfect for preparing meals, leisurely dining, or hosting family gatherings. The main living area offers an expansive footprint that is perfect for entertaining loved ones. The wall-to-wall windows provide a constant stream of natural light, perfectly balanced by an efficient air conditioning system. The generously sized patio offers a blissful respite after a long day. The secondary bedroom is an attractive space for a home office or a welcoming guest room. The well-appointed 4-piece bathroom is conveniently located nearby, making it highly accessible for guests. The primary bedroom is a sight to behold, featuring breathtaking North windows. The large walk-in closet offers abundant storage for all clothing and accessories. The Primary bedroom is completed by a 4-piece ensuite bathroom. Additional noteworthy features include the in-suite laundry, the titled underground parking that ensures the safety and security of your vehicle, and the convenient storage locker, providing ample room for all belongings. within walking distance to a plethora of lifestyle amenities, such as shops, restaurants, schools, the South Health Campus, the South YMCA, and much more. call today to book your private viewing.

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