



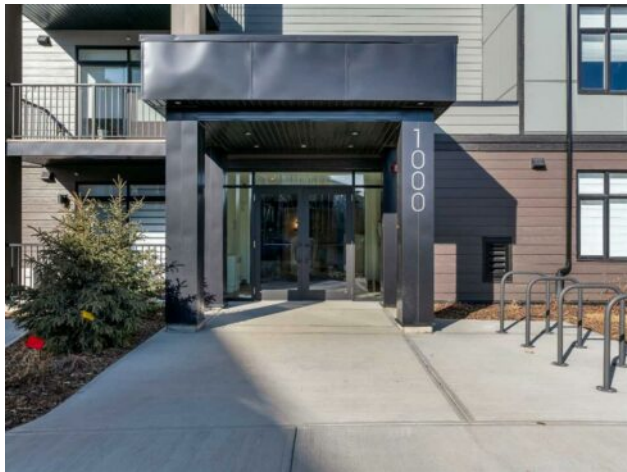
GRASSROOTS
REALTY GROUP

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1108, 200 Seton Circle SE
Calgary, Alberta

MLS # A2197963

\$409,900



Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	855 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 356
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 200 Seton Circle SE, a stunning ground floor unit in the heart of Seton. This beautifully designed 2-bedroom, 2-bathroom unit offers a spacious and functional floor plan, perfect for first-time buyers, downsizers, or investors looking for an exceptional opportunity. Step inside and be greeted by a bright, open-concept layout with upgraded flooring that seamlessly flows throughout the main living area and both bedrooms. The kitchen features a modern backsplash, stainless steel appliances, a spacious corner pantry, and a large center island—perfect for meal prep and entertaining. The main living area is expansive and inviting, with wall-to-wall windows that flood the space with natural light, while an efficient air conditioning system ensures year-round comfort. Step outside to your massive ground-level patio, offering plenty of space for outdoor seating, BBQs, and relaxing. The primary bedroom boasts a large walk-in closet with abundant storage, and a luxurious 4-piece ensuite with dual sinks and built-in storage. The second bedroom is versatile and can be used as a home office or guest room, with a well-appointed 4-piece bathroom conveniently located nearby. Additional standout features include curtains instead of blinds in all rooms for a soft, modern touch, a spacious laundry room large enough for a side-by-side washer and dryer (no stackers needed), titled underground parking for security and convenience, and a dedicated storage locker providing ample space for all your belongings. All of this is just steps away from the best of Seton, including shops, restaurants, schools, the South Health Campus, the South YMCA, and countless other amenities.