



**3405, 200 Seton Circle SE
Calgary, Alberta**

MLS # A2205106



\$399,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	837 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 340
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	None		

Modern and sophisticated top floor, 2 bedroom, 2 bathroom unit! This quiet complex is in an unsurpassable location within the vibrant community of Seton. Mere minutes to the public library, the world's largest YMCA, South Health Hospital, Joanne Cardinal-Schubert High School, the Cineplex Theatres, Superstore and numerous restaurant and shopping options. After all of that adventure come home to a quiet sanctuary. This top floor unit immediately impresses with 9' ceilings, vinyl plank flooring, a wide open floor plan and an abundance of natural light. The sleek and modern kitchen is well laid out with opulent finishings including stone countertops, stainless steel appliances, honeycomb tile backsplash, a pantry for extra storage and a large breakfast bar island to casually gather around. Clear sightlines into the inviting living room encourage unobstructed conversations. Adjacently the glass-railed balcony promotes a seamless indoor/outdoor lifestyle for spring and summer barbecues and time spent unwinding. The 2 bedrooms are separated by the main living spaces for the ultimate in privacy! Retreat at the end of the day primary escape and feel spoiled daily thanks to the large walk-in closet and lavish ensuite boasting dual sinks and an oversized shower. The second bedroom is ideally situated near the second full bathroom, perfect for guests or a home office. In-suite laundry and a heated underground parking stall add to your comfort and convenience. All this plus an incredible location within this unique community that is extremely walkable with an extensive pathway system, a 365-acre urban district with many shops, restaurants and pubs, Union Park and the always popular Brookfield Residential Community Centre home to the YMCA, ice rinks, library and more! Truly an exceptional, move-in ready home in a phenomenal location!