

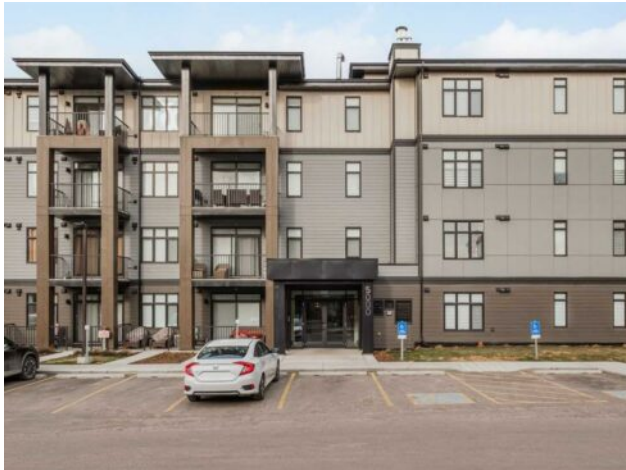


**GRASSROOTS**  
REALTY GROUP

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**5215, 200 Seton Circle SE**  
**Calgary, Alberta**

**MLS # A2209914**



**\$269,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	503 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 209
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home		

<b>Inclusions:</b>	N/A
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Exceptional Value in Seton! This pet-friendly 1-bedroom, 1-bathroom second-floor condo offers modern comfort and unbeatable convenience in one of Calgary's most vibrant communities. Freshly painted and built in 2023, this home feels like new—perfect for first-time buyers, investors, or anyone looking to simplify without compromising style. Step inside and be greeted by a welcoming foyer that leads to a sleek 4-piece bathroom and front closet. The open-concept layout flows effortlessly into the bright kitchen, dining, and living areas, with durable luxury vinyl plank flooring and crisp concrete quartz countertops. The kitchen is outfitted with stainless steel appliances, and the living room opens onto a spacious balcony with a gas line—ideal for summer BBQs or relaxing evenings. The cozy bedroom includes a ceiling fan, and across the hall, you'll find a convenient in-suite laundry area. Additional features include an HRV system for improved air quality, a separate storage locker, and an above-ground assigned parking stall. Enjoy all that Seton has to offer—just steps from groceries, cafes, restaurants, banks, schools, the South Health Campus, the public library, and more. With low condo fees of just \$208.54/month (covering all utilities except electricity), this is an incredible opportunity for affordable, stylish urban living. Whether you're starting out, investing, or downsizing, this thoughtfully designed unit is an excellent choice in a fast-growing, well-connected neighborhood. Book your showing today!