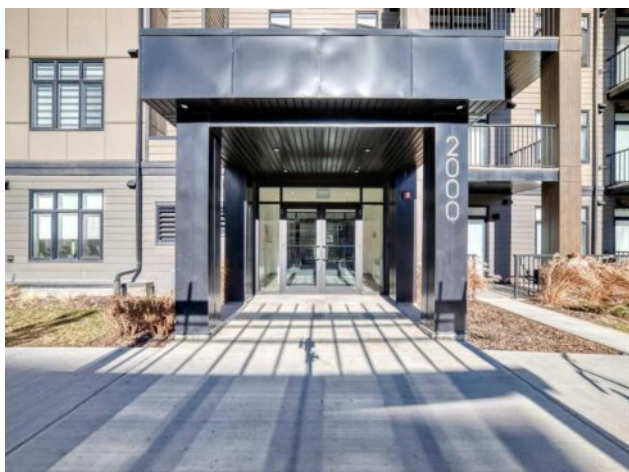


2416, 200 Seton Circle SE  
Calgary, Alberta

MLS # A2292018



## \$409,900

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	916 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 403
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks		

**Inclusions:** N/A

Welcome to this beautiful upgraded apartment condo unit with 2 bedrooms, 2 full baths on the top floor corner unit in the vibrant community of Seton SE area. The open concept floor plan features 9-foot ceilings, insuite laundry room with upgraded laundry doors and full side stainless steel washer & dryer, luxury vinyl plank floorings all over for easy maintenance & style, large windows offering plenty natural lights throughout. Modern white finished kitchen with high end kitchen shaker cabinetry package and soft-close doors and drawers, good size pot drawers. Upgraded stainless steel appliances and chimney style range-hood, stunning Pendant lighting and huge extended central island with Quartz countertops is perfect for preparing meals or hosting family gatherings overlooking to a spacious living room/dining room combine offering a wall-mounted air conditioner unit to keep you comfortable during hot summer days, you also have patio door step out on to your private big balcony with a gas-line for BBQ and a glimpse of the surrounding community. The bedrooms are separate by a spacious bathroom for additional privacy. The primary bedroom is a spacious retreat with a good size walkthrough closet made by Calgary California Closets company offers abundant storage for all clothing & accessories and you also have a good size 4-pc stand shower ensuite with full height tiles, ceramic tile floorings & backsplash, Quartz countertop on dual sinks and a elegant barn door to separate the primary bedroom and walkthrough closet. This unit is measured at 971 sqft by the Builder floor plan. It also comes with a fresh air in-take system, one titled underground heated parking stall and one good size assigned storage cage, both of these are located close to the elevator and stairs. This condo complex is conveniently located within walking distance to transit, HOA, the Real Candian

Superstore, Save on Foods, Cinemas, Tim Hortons, various restaurants and Pubs, the South Health Campus, the largest YMCA, Library, Schools, playground, dog park and future LRT Green line. Easy access to Deerfoot Trail, Stoney Trail and to the rest of the city. This home shows better than new and priced to sell. Quick possession negotiable. Don't miss out on this chance to make this property your own!