

**5216, 200 Seton Circle SE**  
**Calgary, Alberta**

**MLS # A2156252**



**\$419,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Seton                              |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Low-Rise(1-4)                      |               |                  |
| <b>Size:</b>     | 914 sq.ft.                         | <b>Age:</b>   | 2022 (2 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>     | Ceramic Tile, Vinyl Plank                     | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 377 |
| <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>   | Breakfast Bar, Kitchen Island, Open Floorplan |                   |        |

**Inclusions:** n/A

Discover this rare Corner/End unit, 2-bedroom, 2-bathroom modern condo, featuring timeless white cabinetry, sleek stainless steel appliances, upgraded and extended kitchen island, and quartz countertops. With just over 900 sq ft of living space, this rare layout offers dedicated dining and living room areas, so you'll have plenty of room to entertain family and friends. The spacious primary bedroom includes a large walk-in closet and a 5-piece ensuite bath while the good sized second bedroom is perfect for a guest bedroom or home office. This unit has a wall mounted A/C unit and all window coverings. Enjoy the convenience of in-suite laundry, titled parking, and a separate storage locker. Ideally located near the South Health Campus, schools, shopping and other amenities, with easy access to both Deerfoot and Stoney Trails.