

**4111, 200 Seton Circle SE**  
**Calgary, Alberta**

**MLS # A2159742**



**\$339,000**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Seton   |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)  |               |                  |
| <b>Style:</b>    | Apartment   |               |                  |
| <b>Size:</b>     | 583 sq.ft.  | <b>Age:</b>   | 2022 (2 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Garage Door Opener, Heated Garage, Owned, Parkade, Stall, Titled, Underground |               |                  |
| <b>Lot Size:</b> | -   |               |                  |
| <b>Lot Feat:</b> | -   |               |                  |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Hot Water, Natural Gas  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt  | <b>Condo Fee:</b> | \$ 300 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding   | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows |                   |        |
| <b>Inclusions:</b> | None   |                   |        |

This Fantastic main floor unit presents an incredible opportunity for the discerning first-time buyer or the astute investor. Nestled in the lively and bustling Seton community, The upgraded kitchen takes center stage, complete with raised upper cabinetry in stunning white, exuding an air of sophistication while providing ample storage space for all kitchen essentials. The elegant backsplash adds a touch of elegance, while the Whirlpool stainless steel appliances offer both style and functionality. The capacious center island is perfect for preparing meals, leisurely dining, or hosting family gatherings. The main living area is perfect for entertaining loved ones. The wall-to-wall windows provide a constant stream of natural light, perfectly balanced by an efficient air conditioning system. The generously sized private patio offers a blissful respite after a long day. The secondary bedroom is an attractive space for a home office or a welcoming guest room. The well-appointed 4-piece bathroom is conveniently located nearby, making it highly accessible for guests. The primary bedroom east-facing windows that bathe the room in natural light. The large closet offers abundant storage for all clothing and accessories. Additional noteworthy features include the in-suite laundry, the titled underground parking that ensures the safety and security of your vehicle, and the convenient storage locker, providing ample room for all belongings. Topping it all off, this ground-floor unit provides living at its finest, within walking distance to a plethora of lifestyle amenities, such as shops, restaurants, schools, the South Health Campus, the South YMCA, and so much more. Don't let this opportunity slip away; schedule a viewing today and make this incredible condominium your very own.