



THE
A-TEAM

**RE/MAX
FIRST**

200 SETON Circle #6109, Calgary T3M 3P7

MLS® #: **A2126274**

Area: **Seton**

Listing Date: **04/25/24**

List Price: **\$325,000**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 13-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **533**
Low Sqft:
Ttl Sqft: **533**

DOM

24

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Heated Garage,Parkade**

Utilities and Features

Roof: **Asphalt Shingle,Fiberglass**
Heating: **Baseboard,Electric,Exhaust Fan**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete,Metal Siding**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt: **Other**

Kitchen Appl: **Dishwasher,Electric Range,Electric Stove,Microwave Hood Fan,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer**
Int Feat: **Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`0" x 12`0"	Kitchen	Main	9`8" x 11`11"
4pc Bathroom	Main	5`0" x 8`3"	Bedroom	Main	9`3" x 8`11"
Bedroom - Primary	Main	10`2" x 8`11"	Balcony	Main	

Legal/Tax/Financial

Condo Fee:
\$220

Title:
Fee Simple

Zoning:
M-2

Legal Desc:	181 1959	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>Embrace a lifestyle of modern comfort in this brand-new two-bedroom apartment nestled in Seton. Perfect for first-time homebuyers, downsizers, or investors, this residence offers a blend of convenience and luxury. Step into a world of contemporary living with sleek finishes and upgrades, including air conditioning for year-round comfort. Discover the convenience of nearby amenities such as shopping centers, theaters, restaurants, and parks, all just a stone's throw away. Step out onto the spacious walk-out patio, providing seamless access to the adjacent dog park, perfect for your furry companions. Rest assured knowing your vehicle is secure in the parkade. Embrace the ultimate in outdoor entertaining with a spacious balcony equipped with a gas provision, perfect for hosting BBQ nights with friends and family. As a resident, you'll enjoy access to the Seton community HOA, currently crafting a state-of-the-art 14,000 square foot facility with multiuse rooms, a splash park, and playgrounds. With Deerfoot Highway just moments away, commuting to the city is a breeze. Partnering with Logel Homes, Calgary's renowned Multi-Family Builder of the Year, ensures excellence in craftsmanship and design. With top ratings in Google reviews, Logel Homes is dedicated to elevating new home construction to unprecedented heights. Don't miss out on this exceptional opportunity, competitively priced for a quick sale. Elevate your lifestyle with this stunning unit in Seton today!</p>		
Inclusions: Property Listed By:	<p>N/A eXp Realty</p>		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



