



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**200 SETON Circle #5204, Calgary T3M 3V3**

MLS® #: **A2157641**

Area: **Seton**

Listing Date: **08/14/24**

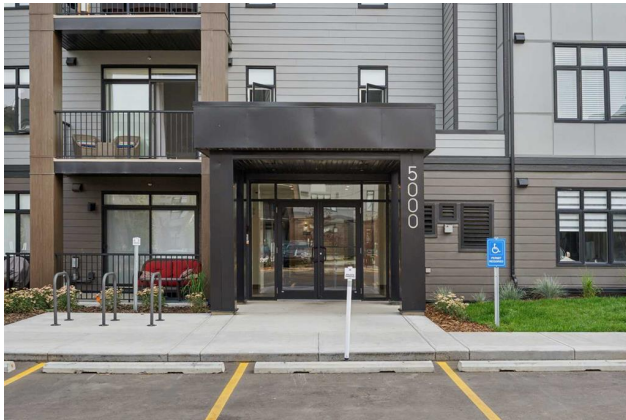
List Price: **\$375,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2023**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **702**  
Low Sqft:  
Ttl Sqft: **702**

DOM

**99**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Heated Garage,Parkade,Underground**

Utilities and Features

Roof: **Asphalt**  
Heating: **Baseboard,Boiler,Hot Water,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line**

Construction: **Composite Siding,Metal Siding**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**  
Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**  
Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Storage,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>13`10" x 10`8"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`10" x 10`9"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`10" x 8`5"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`8" x 10`5"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`5" x 4`10"</b>	<b>Laundry</b>	<b>Main</b>	<b>6`0" x 3`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`5" x 10`2"</b>			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$300

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc:

2311015

Remarks

Pub Rmks:

**This Fantastic second floor unit presents an incredible opportunity for the discerning first-time buyer or the astute investor. Nestled in the lively and bustling Seton community, this home offers a spacious and light-filled ambiance that is truly exceptional. 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 offers an expansive footprint that 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 is a sight to behold, featuring breathtaking east and south windows. The large walk-in closet offers abundant storage for all clothing and accessories. The sumptuous 4-piece ensuite features double sinks and a commodious walk-in shower, enrobed in luxurious glass doors. 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 second-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 condo your very own**

Inclusions:

None

Property Listed By:

Optimum Realty Group

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







