

**200 SETON Circle #6212, Calgary T3M 3X2**

MLS® #: **A2158673**      Area: **Seton**      Listing Date: **08/19/24**      List Price: **\$369,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$15k, 01-Oct**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:

Park Feat: **Titled, Underground**

Finished Floor Area

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

DOM

**77**

Layout

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

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Baseboard, Hot Water**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Wood Frame**  
 Flooring: **Carpet, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer**  
 Int Feat: **Breakfast Bar**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Eat in Kitchen</b>	<b>Main</b>	<b>8`4" x 11`2"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`10" x 10`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`5" x 10`4"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`5" x 10`1"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Entrance</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$300

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc: 3410307

Remarks

Pub Rmks: **This brand-new, never-lived-in second-floor unit in Seton is perfect for first-time buyers or investors. The upgraded kitchen boasts white cabinetry, stainless steel appliances, and a large island. The open living area is filled with natural light and leads to a private balcony complete with natural gas hookup for your barbecue. The unit includes two bedrooms, with the primary featuring a walk-in closet and ensuite. Additional perks include in-suite laundry, underground parking, a storage locker, and proximity to shops, restaurants, and the South Health Campus. Schedule a viewing today!**

Inclusions: **None**  
Property Listed By: **RE/MAX Real Estate (Central)**

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







