



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**200 SETON Circle #4210, Calgary T3M 3P7**

MLS® #: **A2160073**

Area: **Seton**

Listing Date: **08/23/24**

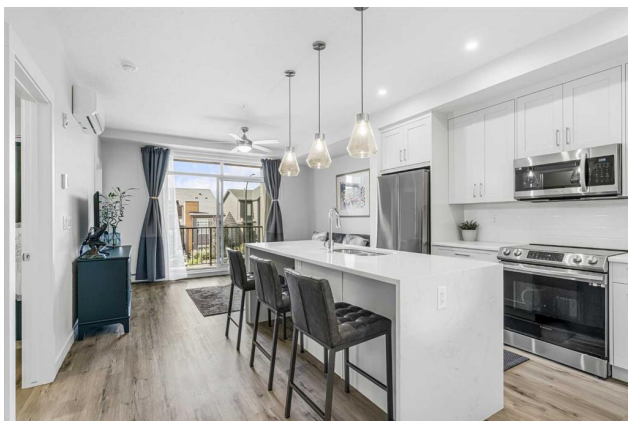
List Price: **\$379,500**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2022**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **703**  
Low Sqft:  
Ttl Sqft: **703**

DOM

**90**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Parkade,Titled,Underground**

Utilities and Features

Roof:  
Heating: **Baseboard,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>4`11" x 8`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`5" x 10`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`9" x 10`6"</b>

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 8`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`9" x 14`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`5" x 10`5"</b>

Legal/Tax/Financial

Condo Fee: **\$300**  
Title: **Fee Simple**  
Fee Freq:

Zoning: **M-2**

**Monthly**

Legal Desc: **2211412**

Remarks

---

Pub Rmks: **Welcome home to Seton West in Seton! This 703 sq ft UPGRADED two-bed, two full bath condo is perfect for you. Step into the kitchen boasting thicker quartz countertops, a tile backsplash, upper cabinets extending to the ceiling, and a dropped edge eating island. The appliances are a fully upgraded stainless steel package. The living area inviting bright and open, complete with a ceiling fan and a balcony featuring a gas line for your BBQ. The primary bedroom offers ample space for a restful night's sleep that features a 4-piece luxurious ensuite bathroom, the second bedroom is versatile, suitable for guests, storage, or a work area - the choice is yours! Additional highlights include dimmer switches, pot lights, and beautiful accent lights, Luxury Vinyl Plank Flooring in the main bedroom that extends through the main living area is durable and ready for all life can throw at it. The additional 4-piece main bathroom is great for guests, and the bonus of AC for those warm summer days. This unit also includes titled underground parking. Seton West is conveniently located near shopping centers, South Health Campus, dining options, and major roads and highways, making it the perfect place to call home. Don't miss out on this must-see property! Call for your private viewing today and experience the best of modern living.**

Inclusions: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Garage Door Opener**

Property Listed By: **RE/MAX Complete Realty**

---

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