



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**200 SETON Circle #5212, Calgary T3M3V3**

MLS® #: **A2162412**      Area: **Seton**      Listing Date: **09/04/24**      List Price: **\$360,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 11-Oct**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Stall,Titled,Underground**

Finished Floor Area

Abv Sqft: **700**  
 Low Sqft:  
 Ttl Sqft: **700**

DOM

**108**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Vinyl Siding**  
 Flooring: **Carpet,Laminate**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **Breakfast Bar,Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,See Remarks,Storage**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`5" x 9`4"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`5" x 4`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`3" x 13`9"</b>	<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>11`3" x 9`9"</b>
<b>Entrance</b>	<b>Main</b>	<b>3`10" x 4`0"</b>	<b>Laundry</b>	<b>Main</b>	<b>3`3" x 7`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`1" x 10`5"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`5" x 4`11"</b>
<b>Balcony</b>	<b>Main</b>	<b>6`3" x 12`5"</b>			

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$300

Fee Simple  
Fee Freq:  
Monthly

M-2

Legal Desc: 2311015

Remarks

Pub Rmks: **Welcome to modern living in this newly constructed 2-bedroom, 2-bathroom apartment in Calgary's vibrant Seton community. Located on the second floor, this stylish unit is bathed in natural light and features upgraded cabinetry, a sleek stainless-steel appliance package, and a master bedroom complete with a luxurious 4-piece ensuite. Step out onto your private balcony and enjoy the stunning views. With titled underground heated parking and additional storage, convenience is at your fingertips. Seton's prime location offers easy access to the world's largest YMCA, shopping, and the South Health Campus, with dining options and major highways just minutes away. Book your showing today!**

Inclusions: na  
Property Listed By: eXp Realty

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







