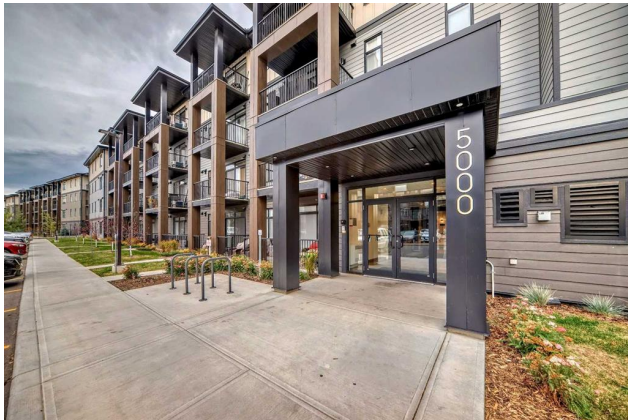


**200 SETON Circle #5407, Calgary T3M 3V3**

MLS® #: **A2174332**      Area: **Seton**      Listing Date: **10/21/24**      List Price: **\$279,900**  
 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:

Access:

Lot Feat:  
 Park Feat: **Asphalt,Stall,Titled**

Finished Floor Area

Abv Sqft: **434**  
 Low Sqft:  
 Ttl Sqft: **434**

DOM

**32**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Baseboard,Hot Water,Natural Gas**  
 Sewer:  
 Ext Feat: **Lighting**

Construction: **Other,Vinyl Siding,Wood Frame**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **High Ceilings,Open Floorplan,Quartz Counters,Recessed Lighting**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	3`7" x 4`4"	Eat in Kitchen	Main	8`11" x 14`9"
Living Room	Main	8`11" x 10`6"	Bedroom - Primary	Main	7`11" x 11`3"
Walk-In Closet	Main	7`11" x 5`3"	4pc Bathroom	Main	4`11" x 7`10"

Legal/Tax/Financial

Condo Fee: **\$189**      Title: **Fee Simple**      Zoning: **M-2**  
 Fee Freq:

Monthly

Legal Desc: 2311015

Remarks

Pub Rmks: **Step into this LIKE NEW west-facing condo and bask in the afternoon sun from your balcony with NG hook-up. Featuring sleek LVP flooring throughout, this space boasts upgraded stainless steel appliances, including a fridge with a convenient ice maker. The bedroom offers a spacious walk-through closet that leads to a beautifully appointed 4-piece bathroom. You'll love the convenience of having a full-sized washer and dryer tucked into the walk-through closet—laundry day just got easier! The eat-in kitchen is a stylish hub with its crisp white subway tile backsplash, bright lighting, and ample cabinets. This unit also comes with an outdoor parking stall and additional storage in the parkade for your extra belongings. The wall-mounted air conditioning ensures comfort year-round. Have pets? This pet-friendly building offers dog wash stations and even a dog park on-site, making it ideal for furry companions. Don't miss out on this cozy condo that perfectly blends comfort and style!**

Inclusions: N/A  
Property Listed By: Century 21 Bamber Realty LTD.

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





