



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**200 SETON Circle #2308, Calgary T3M3X1**

MLS® #: **A2175906**

Area: **Seton**

Listing Date: **10/30/24**

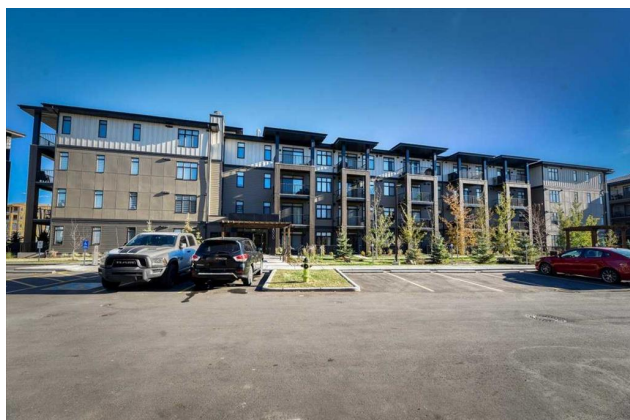
List Price: **\$339,000**

Status: **Active**

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: **587**  
Low Sqft:  
Ttl Sqft: **587**

DOM

**22**

Layout

Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Titled,Underground**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Disposal,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
Int Feat: **Breakfast Bar,High Ceilings,No Animal Home,No Smoking Home,Quartz Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom</b>	<b>Main</b>	<b>11`1" x 9`1"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`8" x 4`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`8" x 11`2"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`0" x 10`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>8`10" x 10`3"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$244**

Title:  
**Fee Simple**  
Fee Freq:

Zoning:  
**M-2**

Legal Desc:	2311612	Monthly	Remarks
Pub Rmks:	<b>Welcome to your dream home! This stunning 2 bedroom/1 bath condo is less than a year old and features modern finishes and a spacious layout that maximizes comfort and style. Enjoy cooking in the contemporary kitchen with a spacious countertop and a convenient breakfast bar. The high ceilings create an airy and bright atmosphere, while large windows invite plenty of natural light into the living space. Modern paint colours, flooring and appliances add to the comfort of this unit. Additional highlights include a full-sized washer and dryer, split A/C and heated underground titled parking for your convenience. Located in the vibrant community of Seton, this condo is minutes away from shopping, schools, playgrounds and parks. HOA Amenities are up and coming, with plans for a Splash Park, tennis courts, hockey rink and gardens.</b>		
Inclusions:	N/A		
Property Listed By:	Power Properties		

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

