



THE
A-TEAM

**RE/MAX
FIRST**

200 SETON Circle #5104, Calgary T3M 3N8

MLS® #: **A2177121**

Area: **Seton**

Listing Date: **11/04/24**

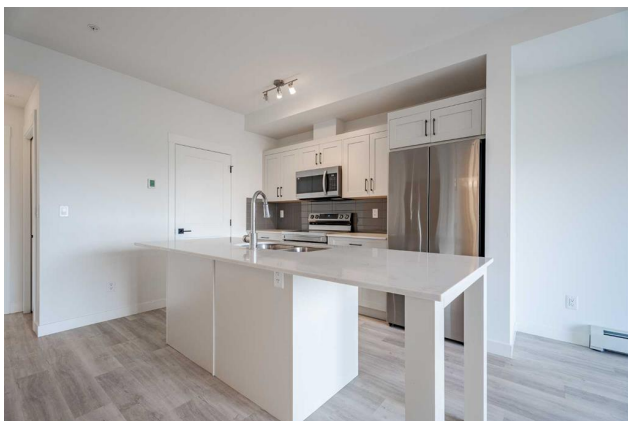
List Price: **\$359,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **707**
Low Sqft:
Ttl Sqft: **707**

DOM

17
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Underground**

Utilities and Features

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

Construction: **Vinyl Siding**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Built-in Features,Closet Organizers,Elevator,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`9" x 11`4"	Living Room	Main	13`9" x 10`2"
Laundry	Main	7`1" x 3`3"	Bedroom - Primary	Main	12`7" x 10`5"
4pc Ensuite bath	Main	8`5" x 4`11"	Bedroom	Main	10`5" x 10`0"
4pc Bathroom	Main	8`5" x 4`11"			

Legal/Tax/Financial

Condo Fee:
\$300

Title:
Fee Simple

Zoning:
M-2

Fee Freq:
Monthly

Legal Desc: **2311015**

Remarks

Pub Rmks: **Discover an elevated lifestyle in this newly built condo unit located in the heart of Seton! This modern apartment showcases a minimalist design with soaring 9' ceilings, light-colored vinyl plank flooring, and crisp white walls. The chic kitchen, highlighted by white cabinetry, features stainless steel appliances, a spacious island with a built-in breakfast nook, and sleek quartz countertops. The adjacent living area provides ample space and includes a patio door that opens to a generously sized balcony. The unique layout includes a spacious primary bedroom with a large window, closet, and a private 4-piece ensuite. The second bedroom comes with its own closet and a frosted window, offering convenient access to the shared 4-piece bathroom. Additional perks include in-unit laundry with a storage area and a titled underground parking stall. This prime location is just minutes from Calgary's largest YMCA, various shopping centers, schools, and playgrounds. Whether you're an investor seeking a rental property or a first-time homebuyer, this unit offers an unbeatable combination of location and value. Schedule your viewing today!**

Inclusions:
Property Listed By: **N/A
Greater Property Group**

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



