



THE
A-TEAM

**RE/MAX
FIRST**

200 SETON Circle #6213, Calgary T3M 3X2

MLS® #: **A2177187**

Area: **Seton**

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

List Price: **\$324,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **538**
Low Sqft:
Ttl Sqft: **538**

Assigned, Underground

DOM

79

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard, Electric**
Sewer:
Ext Feat: **Balcony, BBQ gas line, Storage**

Construction: **Brick, Cement Fiber Board, Vinyl Siding, Wood Frame**
Flooring: **Ceramic Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Range, Microwave, Microwave Hood Fan, Wall/Window Air Conditioner, Washer/Dryer Stacked, Window Coverings**
Int Feat: **Granite Counters, No Animal Home, No Smoking Home, Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`0" x 9`10"	Kitchen	Main	12`0" x 9`9"
Bedroom	Main	9`0" x 9`3"	Bedroom - Primary	Main	9`0" x 10`3"
3pc Bathroom	Main	8`5" x 5`1"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$230

Fee Simple

M2

Fee Freq:

Monthly

Legal Desc: 2410307

Remarks

Pub Rmks: **This charming 2nd-floor condo offers exceptional value in Seton, featuring 2 bedrooms, 1 full bathroom, and in-suite laundry. With 9-foot ceilings and vinyl plank flooring throughout, the open-concept kitchen seamlessly flows into the living and dining areas, all illuminated by large windows. The kitchen boasts quartz countertops, a tiled backsplash, and stainless steel appliances. The unit includes a titled underground parking stall and extra storage. Conveniently located near parks and shopping, with easy access to Deerfoot Trail and Stoney Trail, this condo is within walking distance of shops, restaurants, schools, playgrounds, the YMCA, Cineplex movie theatre, South Health Hospital, and more. Joane Cardinal-Schubert High School is nearby, along with plans for four additional schools offering public, Catholic, and French immersion options. The neighborhood's Homeowners Association (HOA) is nearing completion and will soon offer a splash park, hockey rink, tennis courts, and gardens, serving as the central gathering place. Seton is designed to foster community spirit, encouraging connections among residents through HOA facilities, local eateries, and within their homes, ensuring a lively and interconnected neighborhood environment. Don't miss the opportunity to call this exceptional condo your own. Book your showing today and experience all that this property has to offer!**

Inclusions: **Window Coverings**

Property Listed By: **eXp Realty**

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







