



THE
A-TEAM

**RE/MAX
FIRST**

200 SETON Circle #6212, Calgary T3M 3X2

MLS® #: **A2187103** Area: **Seton** Listing Date: **01/13/25** 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: **2024**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat: **Titled, Underground**

Finished Floor Area

Abv Sqft: **702**
 Low Sqft:
 Ttl Sqft: **702**

DOM

19
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Baseboard, Hot Water** Flooring: **Carpet, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer**
 Int Feat: **Breakfast Bar**
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$300

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc: 3410307

Remarks

Pub Rmks: **This brand-new, never-lived-in second-floor unit in Seton is perfect for first-time buyers or investors. The upgraded kitchen boasts white cabinetry, stainless steel appliances, and a large island. The open living area is filled with natural light and leads to a private balcony complete with natural gas hookup for your barbecue. The unit includes two bedrooms, with the primary featuring a walk-in closet and ensuite. Additional perks include in-suite laundry, underground parking, a storage locker, and proximity to shops, restaurants, and the South Health Campus. Schedule a viewing today!**

Inclusions: N/A

Property Listed By: RE/MAX Real Estate (Central)

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







