

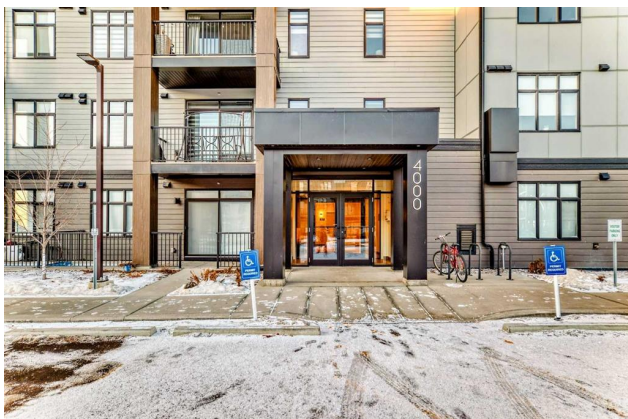


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**200 SETON Circle #4209, Calgary T3M 3P7**

MLS® #: **A2190167**      Area: **Seton**      Listing Date: **01/25/25**      List Price: **\$259,900**  
 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: **Stall**

Finished Floor Area  
 Abv Sqft: **434**  
 Low Sqft:  
 Ttl Sqft: **434**

DOM

**28**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **None**

Construction: **Wood Frame**  
 Flooring: **Vinyl**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**  
 Int Feat: **No Animal Home,No Smoking Home,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`6" x 8`10"	Kitchen With Eating Area	Main	14`9" x 8`10"
4pc Bathroom	Main	7`9" x 4`11"	Bedroom - Primary	Main	11`3" x 7`11"
Walk-In Closet	Main	5`3" x 7`11"	Balcony	Main	6`4" x 9`10"

Legal/Tax/Financial

Condo Fee: **\$180**      Title: **Fee Simple**      Zoning: **M-2**  
 Fee Freq:

Monthly

Legal Desc: 2211412

Remarks

Pub Rmks: **Modern 1-Bedroom Condo in the Heart of Seton. Welcome #4209 200 Seton Circle SE, a vibrant and highly sought-after community in Southeast Calgary. This stylish 1-bedroom, 1-bathroom condo boasts all the modern finishes you're looking for. With sleek Quartz countertops, durable vinyl flooring, and high-end stainless steel appliances, this home is as functional as it is beautiful. Enjoy the convenience of in-unit laundry, air conditioning, and a bright, spacious primary bedroom complete with a 4-piece ensuite. Unit 4209 is perfectly situated on the second floor, with easy access to your private covered deck (9'10" x 6'4"), featuring a gas BBQ line for effortless outdoor entertaining. You'll also appreciate the included titled parking stall (#7) and additional storage locker (#4209). The location can't be beat—just minutes from the South Health Campus, schools, shopping, and a variety of amenities, plus easy access to Deerfoot and Stoney Trails. Immediate possession is available, so you can move in right away! Book your private tour today and see all this beautiful condo has to offer!**

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





