



THE
A-TEAM

**RE/MAX
FIRST**

200 SETON Circle #2401, Calgary T3M 3X1

MLS® #: **A2191598**

Area: **Seton**

Listing Date: **01/30/25**

List Price: **\$459,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **987**

Low Sqft:

Ttl Sqft: **987**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat:

Titled,Underground

DOM

2

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony,BBQ gas line,Dog Run**

Construction:

Vinyl Siding

Flooring:

Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,ENERGY STAR Qualified Dishwasher,Microwave,Refrigerator,Washer/Dryer

Int Feat:

Elevator,High Ceilings,Kitchen Island,Storage

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	10`10" x 9`11"	Bedroom - Primary	Main	10`10" x 15`1"
4pc Ensuite bath	Main	4`11" x 10`7"	4pc Bathroom	Main	10`9" x 4`11"
Living Room	Main	12`11" x 16`9"	Kitchen	Main	12`11" x 15`4"
Laundry	Main	6`0" x 5`9"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$399

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc: 2311612

Remarks

Pub Rmks: **Luxury Living in Seton West - A Stunning Corner Unit! Welcome to Seton West, a premier Logel Homes development in one of Southeast Calgary's most sought-after communities. This corner unit offers the perfect blend of modern elegance, functional design, and unbeatable convenience. Step inside and be captivated by the open-concept layout, soaring 9' ceilings, and oversized windows that fill the space with natural light. The designer kitchen is a showstopper, featuring quartz countertops, full-height tile backsplash, upgraded stainless steel appliances, and 41" upper cabinets—perfect for the home chef. The seamless flow into the living/dining area provides endless furniture placement options to suit your lifestyle. The primary suite is your private retreat, complete with a walkthrough closet and a spa-inspired 4-piece ensuite . The second bedroom is equally impressive, offering direct access to a cheater 4-piece bathroom —ideal for guests or a home office setup. Enjoy year-round comfort with central A/C and the added luxury of titled 2 underground parking and an assigned storage locker. The large balcony extends your living space, equipped with a BBQ gas line—perfect for summer evenings. Seton West offers unparalleled convenience, just steps from retail, dining, and entertainment, including the 130,000 sq. ft. Seton Urban District, the Brookfield Residential YMCA (North America's largest YMCA), and the South Health Campus. Residents also enjoy an on-site dog park and ample visitor parking. Built by Logel Homes, Calgary's Multi-Family Builder of the Year since 2021, this is a rare opportunity to own in one of the city's best condo communities. Don't miss out!**

Inclusions: **NONE**
Property Listed By: **Real Broker**

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







