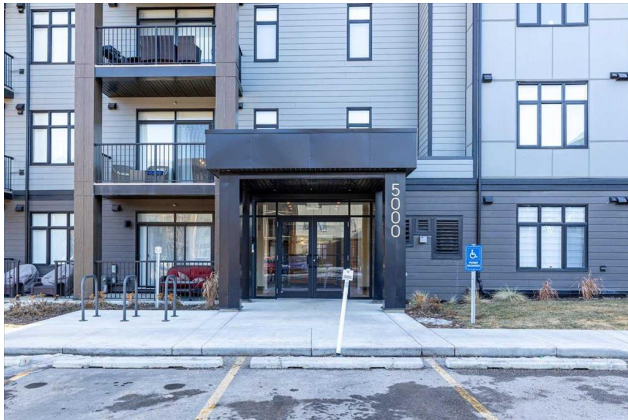


**200 SETON Circle #5313, Calgary T3M3V3**

MLS®#: **A2193463** Area: **Seton** Listing Date: **02/10/25** List Price: **\$314,000**  
 Status: **Active** County: **Calgary** Change: **-\$5k, 17-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**  
 Sub Type: **Calgary**  
 City/Town: **Calgary**  
 Year Built: **2023**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **530**  
 Low Sqft:  
 Ttl Sqft: **530**

DOM  
**57**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

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

Access:  
 Lot Feat:  
 Park Feat: **Underground**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**  
 Heating: **Baseboard** Flooring: **Vinyl Plank**  
 Sewer: Ext Feat: **Balcony** Water Source: Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **High Ceilings,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11` 10" x 9` 10"</b>	<b>Living Room</b>	<b>Main</b>	<b>11` 10" x 9` 10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>8` 10" x 10` 2"</b>	<b>Bedroom</b>	<b>Main</b>	<b>8` 10" x 9` 1"</b>
<b>4pc Bathroom</b>	<b>Suite</b>	<b>8` 3" x 5` 0"</b>			

Legal/Tax/Financial

Condo Fee: **\$223** Title: **Fee Simple** Zoning: **M-2**  
 Fee Freq:

Monthly

Legal Desc: 2311015

Remarks

Pub Rmks: **DON'T MISS THE OPPORTUNITY to make this CONDO your new HOME or INVESTMENT PROPERTY! BRIGHT 2 BEDROOM, 1 BATHROOM 3rd floor condo located in the community of SETON. This SPACIOUS OPEN CONCEPT unit features HIGH CEILINGS, LARGE WINDOWS, STAINLESS STEEL APPLIANCES, QUARTZ COUNTERS, TILED BACKSPLASH, LVP flooring throughout, and a WEST FACING BALCONY to relax or entertain guests. TITLED UNDERGROUND PARKING and assigned STORAGE are included. SETON has all the amenities you can ask for! Close to the South Health Campus, YMCA, JCS High School, parks, this unit is walking distance to restaurants, shopping, and Cineplex theatre. EASY ACCESS to Deerfoot and Stoney Trails. BOOK YOUR SHOWING TODAY!**

Inclusions: **None**  
Property Listed By: **CIR Realty**

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

