



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**200 SETON Circle #5316, Calgary T3M 3V3**

MLS® #: **A2197517**

Area: **Seton**

Listing Date: **03/03/25**

List Price: **\$399,900**

Status: **Pending**

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:

Finished Floor Area

Abv Sqft: **916**  
Low Sqft:  
Ttl Sqft: **916**

DOM

**11**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**  
Garage Sz:

Access:  
Lot Feat:  
Park Feat:

**Titled, Underground**

Utilities and Features

Roof:  
Heating: **Baseboard, Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Vinyl Siding, Wood Frame**  
Flooring: **Ceramic Tile, Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
Int Feat: **Breakfast Bar, Kitchen Island, Open Floorplan**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 9`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`0" x 9`7"</b>
<b>Foyer</b>	<b>Main</b>	<b>11`4" x 4`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`2" x 11`0"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>7`5" x 8`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`2" x 8`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`6" x 19`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`9" x 11`7"</b>

Legal/Tax/Financial

Condo Fee:  
**\$377**

Title:  
**Fee Simple**

Zoning:  
**M-2**

Legal Desc:	2311015	Fee Freq: Monthly	Remarks
Pub Rmks:	<p><b>You will not find a better priced 2 bedroom, 2 bathroom unit with over 900 sq ft, in all of Seton. Trust us when we say this unit is in mint condition. This stunning 2-bedroom, 2-bathroom condo, END/CORNER UNIT, offering a perfect blend of modern design and everyday comfort. This rare layout offers extras windows, and a dedicated dining and separate living area. Featuring sleek stainless steel appliances, a timeless white kitchen, and quartz countertops, this home is ideal for both cooking and entertaining. The spacious kitchen island adds functionality and style, making it the heart of the home. Enjoy the convenience of vinyl plank flooring throughout, an in-suite laundry, and a private balcony perfect for relaxation. Additional perks include titled underground parking, a separate storage locker, and an abundance of natural light throughout the space. Move-in ready and designed for effortless living—don't miss out on this beautiful condo!</b></p>		
Inclusions:	N/A		
Property Listed By:	Nineteen 88 Real Estate		

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









