

200 SETON Circle #2308, Calgary T3M 3X1

MLS® #: **A2199882** Area: **Seton** Listing Date: **03/06/25** List Price: **\$314,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2023**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **584**
 Low Sqft:
 Ttl Sqft: **584**

Titled, Underground

DOM

33
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Dog Run**

Construction: **Composite Siding, Wood Frame**
 Flooring: **Carpet, Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Disposal, Dryer, Electric Range, Microwave, Refrigerator, Washer, Window Coverings**
 Int Feat: **Kitchen Island, Stone Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`8" x 5`0"	Bedroom - Primary	Main	8`10" x 10`2"
Bedroom	Main	11`2" x 9`2"	Kitchen	Main	11`7" x 10`6"
Living Room	Main	13`11" x 11`0"			

Legal/Tax/Financial

Condo Fee: **\$244** Title: **Fee Simple** Zoning: **M-2**
 Fee Freq:

Monthly

Legal Desc: 2311612

Remarks

Pub Rmks: **Welcome home! This beautifully maintained, like-new 2-bedroom, 1-bathroom condo in the heart of Seton offers the perfect blend of comfort, convenience, and modern style. Whether you're a first-time buyer, a busy professional, or investor, this home has everything you need. It offers a bright and open living space, where large windows fill the room with natural light. The sleek kitchen features stainless steel appliances, quartz countertops, and plenty of storage. The cozy living area with large patio doors leads out to a private balcony, and lots of natural light. The primary bedroom offers ample space and storage, while the second bedroom is perfect for guests, a home office, or a creative space. A modern 4-piece bathroom and in-suite laundry add to the everyday convenience. Plus, no need to worry about parking or storage—this unit comes with titled underground parking and a separate storage locker for your extra belongings. Seton is a thriving community with everything at your doorstep! You're just minutes from South Health Campus, parks, schools, shopping, restaurants, and entertainment. With quick access to Deerfoot and Stoney Trail, getting around the city is super easy. Don't miss out—schedule your showing today!**

Inclusions: n/a
Property Listed By: RE/MAX First

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





