

# \$315,000 - 4111, 200 Seton Circle Se, Calgary

MLS® #A2219601

**\$315,000**

2 Bedroom, 1.00 Bathroom, 632 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

This Fantastic main floor unit presents an incredible opportunity for the discerning first-time buyer or the astute investor. Nestled in the lively and bustling Seton community, The upgraded kitchen takes center stage, complete with raised upper cabinetry in stunning white, exuding an air of sophistication while providing ample storage space for all kitchen essentials. The elegant backsplash adds a touch of elegance, while the Whirlpool stainless steel appliances offer both style and functionality. The capacious center island is perfect for preparing meals, leisurely dining, or hosting family gatherings. The main living area is perfect for entertaining loved ones. The wall-to-wall windows provide a constant stream of natural light, perfectly balanced by an efficient air conditioning system. The generously sized private patio offers a blissful respite after a long day. The secondary bedroom is an attractive space for a home office or a welcoming guest room. The well-appointed 4-piece bathroom is conveniently located nearby, making it highly accessible for guests. The primary bedroom east-facing windows that bathe the room in natural light. The large closet offers abundant storage for all clothing and accessories. Additional noteworthy features include the in-suite laundry, the titled underground parking that ensures the safety and security of your vehicle, and the convenient storage locker, providing ample room for all belongings. Topping it all off, this ground-floor unit provides



living at its finest, within walking distance to a plethora of lifestyle amenities, such as shops, restaurants, schools, the South Health Campus, the South YMCA, and so much more. Don't let this opportunity slip away; schedule a viewing today and make this incredible condominium your very own.

Built in 2022

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2219601          |
| Price          | \$315,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 632               |
| Acres          | 0.00              |
| Year Built     | 2022              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 4111, 200 Seton Circle Se |
| Subdivision | Seton                     |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3m 3P7                   |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Park, Parking, Playground, Snow Removal, Visitor Parking         |
| Parking Spaces | 1   |
| Parking        | Garage Door Opener, Heated Garage, Owned, Parkade, Stall, Titled, Underground |
| # of Garages   | 1   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked   |
| Heating           | Baseboard, Hot Water, Natural Gas  |
| Cooling           | Sep. HVAC Units  |
| # of Stories      | 4  |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Roof              | Asphalt               |
| Construction      | Composite Siding      |
| Foundation        | Poured Concrete       |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 52            |
| Zoning         | M-2           |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Optimum Realty Group |
|----------------|----------------------|

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