

2406, 200 Seton Circle SE  
 Calgary, Alberta

MLS # A2262893



**\$479,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Seton                              |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 849 sq.ft.                         | <b>Age:</b>   | 2023 (2 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Underground                        |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                                                                            |                   |        |
|--------------------|------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Central                                                                                                    | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                                                                          | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                                          | <b>Condo Fee:</b> | \$ 340 |
| <b>Basement:</b>   | -                                                                                                          | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Cement Fiber Board, Concrete, Wood Frame                                                                   | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -                                                                                                          | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | N/A                                                                                                        |                   |        |

Welcome to this top-floor corner unit in the heart of Seton—offering 2 Bed 2 Bath of bright, modern living with northwest exposure open view. Perfect for first-time buyers, professionals, or downsizers, this home showcases premium upgrades and a thoughtful open layout. The designer kitchen is a showstopper with a quartz island, backsplash, Samsung appliances. The spacious living and dining areas flow seamlessly to a large balcony—perfect for relaxing or BBQs (gas line included). The primary suite features a walk-in closet and a luxurious ensuite and a tiled shower. A generous second bedroom. Additional features include central A/C, LVP flooring, Samsung laundry, tiled underground parking, storage locker, and designer lighting. Condo fees include heat, water, and building insurance for added value. Enjoy Seton’s unbeatable lifestyle—steps to shops, restaurants, the South Health Campus, YMCA, and future Green Line LRT, with quick access to Deerfoot and Stoney Trail. This home truly shows better than new—contact your REALTOR® today!