

**5412, 200 Seton Circle SE**  
**Calgary, Alberta**
**MLS # A2202369**

**\$349,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	701 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>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 286
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Brick, Cement Fiber Board, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

**FACING GREEN SPACE! TOP FLOOR! AIR CONDITIONER! UNDERGROUND PARKING WITH STORAGE LOCKER!** This beautiful home is located in the desirable Seton West community and offers 2 bedrooms, 2 full bathrooms, a titled underground parking spot, and a separate storage locker. The interior is enhanced with vinyl plank flooring throughout, stylish kitchen cabinets, granite countertops, stainless steel appliances, and elegant lighting fixtures. Big, bright windows, 9' ceilings, and a spacious patio fill the living space with natural light and provide a warm, open ambiance. The location is unmatched—just 5 minutes to an elementary school, high school, and Spider Park, less than 5 minutes to shopping malls and restaurants, and 4 minutes to the hospital. It's also within an 850-meter walk to the Superstore and conveniently close to Stoney Trail and Deerfoot Trail. With the New Seton YMCA—the world's largest YMCA—and the nearby library, this home truly has it all. Indulge in the elegance of Seton living and schedule your private viewing today!