

**2316, 200 Seton Circle SE
Calgary, Alberta**

MLS # A2276919



\$389,000

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	918 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 403
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Concrete, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: Mounted Wall Mirror, Mounted TV

Price Improvement With over \$43,000 in luxurious upgrades, this spacious 2-bedroom, 2-bathroom end-unit condo is an exceptional opportunity for one lucky buyer. Upgrades include all: cabinetry, appliances, lighting and plumbing fixtures, flooring, backsplash, shower tile, hardware, and custom built-ins throughout. This 917 sq. ft. home is flooded with natural light thanks to its open exposure. The kitchen is a showstopper, featuring stunning pendant lighting, a custom hood fan, full-height cabinetry, and upgraded stainless appliances. The open-concept floorplan offers excellent flexibility and flows seamlessly to a large balcony with gas hookup—perfect for summer evenings or your morning coffee. The primary bedroom boasts a walk-through closet with custom organizers and a beautifully upgraded ensuite complete with double sinks, tiled shower, stylish lighting, mirrors, cabinetry, and premium plumbing fixtures. An upgraded main 4 piece bathroom and lovely second bedroom provide ideal space for guests, family, or a home office. One titled underground parking stall, assigned storage, and low condo fees of \$402.53 include heat, water, and sewer. Pets are welcome with board approval, and there’s even a convenient enclosed dog park right out front. Located in Seton, you’ll enjoy walkable access to the South Health Campus, YMCA, restaurants, shopping, and more, with easy commuting via Deerfoot and Stoney Trail. Call your Realtor and book a showing today!