

**3205, 200 Seton Circle SE  
Calgary, Alberta**

**MLS # A2294357**



**\$370,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	834 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 380
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to this beautifully maintained 2-bedroom, 2-bathroom condo offering a modern blend of comfort, style, and functionality. Thoughtfully designed with durable LVP flooring throughout, this bright and inviting home features an open-concept layout complemented by stainless steel appliances, soft-close cabinetry, and contemporary finishes. The spacious living area is enhanced by an updated feature wall, creating a stylish focal point, while the large balcony extends your living space outdoors—perfect for relaxing or entertaining. The primary bedroom offers exceptional comfort with a generous walk-in closet, dedicated office space, custom feature wall, and a private 3-piece ensuite with dual sinks. A second well-sized bedroom and additional 4-piece bath provide flexibility for guests, family, or roommates. Additional highlights include in-suite stacked washer and dryer, air conditioning, HRV system, titled underground parking, and titled storage, along with a dog bath and a grass enclosed dog run for your furry friend. This is a fantastic opportunity for those seeking low-maintenance living with upgraded features and everyday convenience.