

4314, 200 Seton Circle SE  
Calgary, Alberta

MLS # A2294738



**\$399,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	913 sq.ft.	<b>Age:</b>	2022 (4 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, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 403
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, No Smoking Home, Quartz Counters, See Remarks, Walk-In Closet(s)		

**Inclusions:** Two Cabinets in Primary Bedroom Closet, Media Console in Living Room

This beautifully upgraded 2 bedroom, 2 bathroom condo in the heart of Seton offers over 900 sq ft of impressive, sun-filled living space with air conditioning, luxury vinyl plank flooring, large windows, upgraded lighting, and a gourmet kitchen featuring a huge island and modern finishes. The open-concept kitchen, living, and dining area is drenched in natural light, offers subtle mountain views, and creates an exceptional setting for hosting and entertaining. The spacious primary suite includes a walk-in closet and a luxurious ensuite with an oversized walk-in shower, while the second bedroom easily fits a queen bed and is paired with a full second bathroom—ideal for guests, roommates, or a home office. This standout floorplan delivers incredible functionality and flow, making it perfect for downsizers, investors, first-time buyers, or anyone looking to enjoy a stylish, spacious home in one of Calgary’s most sought-after communities. Seton offers unmatched convenience with walkable access to dining, entertainment, shopping, offices, the South Health Campus, and the world-class Brookfield YMCA, plus quick connectivity to Deerfoot and Stoney Trail.