

3409, 200 Seton Circle SE  
Calgary, Alberta

MLS # A2283855

**\$279,800**



|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 249 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Cement Fiber Board, Concrete, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, Storage                                |                   |        |

**Inclusions:** n/a

INCREDIBLE VALUE in this STUNNING TOP 2 FLOOR 2 bedroom condo! This SLEEK and MODERN home has been IMPECCABLY MAINTAINED, offering STYLE and COMFORT throughout. Step inside to discover a spacious kitchen complete with STYLISH CABINETS, LUXURIOUS QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, and a functional ISLAND. The LARGE WINDOWS and 9-FOOT CEILINGS create a bright and airy atmosphere, while the SPACIOUS BALCONY with a GAS LINE FOR BBQ provides the perfect outdoor retreat for relaxing or entertaining friends. Enjoy the convenience of TITLED UNDERGROUND PARKING and an ASSIGNED STORAGE LOCKER. This prime location is just steps away from SHOPS, DINING, ENTERTAINMENT, YMCA, SOUTH HEALTH CAMPUS, and the impressive 130,000 SQ FT URBAN DISTRICT, your new neighbourhood offers endless possibilities! Plus, residents enjoy access to an ON-SITE DOG PARK and plenty of VISITOR PARKING. This condo is the perfect blend of LUXURY AND CONVENIENCE, making it an ideal INVESTMENT, FIRST-TIME HOME, or DOWNSIZE OPPORTUNITY. Don't miss out on this TOP FLOOR UNIT WITH NO NEIGHBOURS ABOVE!