

# \$409,900 - 1108, 200 Seton Circle Se, Calgary

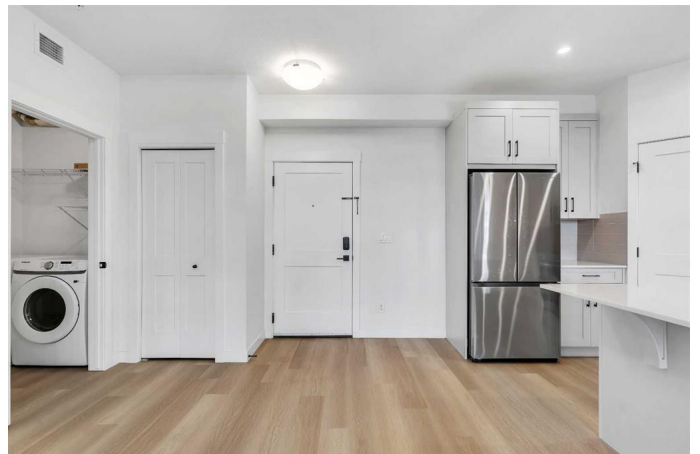
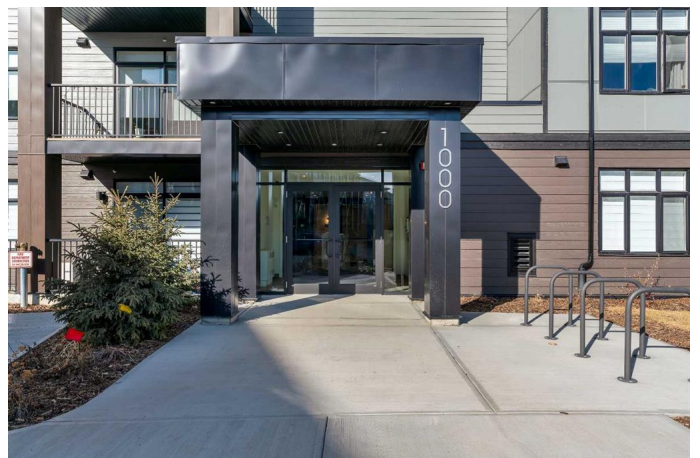
MLS® #A2197963

**\$409,900**

2 Bedroom, 2.00 Bathroom, 855 sqft  
Residential on 0.00 Acres

Seton, Calgary, Alberta

Welcome to 200 Seton Circle SE, a stunning ground floor unit in the heart of Seton. This beautifully designed 2-bedroom, 2-bathroom unit offers a spacious and functional floor plan, perfect for first-time buyers, downsizers, or investors looking for an exceptional opportunity. Step inside and be greeted by a bright, open-concept layout with upgraded flooring that seamlessly flows throughout the main living area and both bedrooms. The kitchen features a modern backsplash, stainless steel appliances, a spacious corner pantry, and a large center island—perfect for meal prep and entertaining. The main living area is expansive and inviting, with wall-to-wall windows that flood the space with natural light, while an efficient air conditioning system ensures year-round comfort. Step outside to your massive ground-level patio, offering plenty of space for outdoor seating, BBQs, and relaxing. The primary bedroom boasts a large walk-in closet with abundant storage, and a luxurious 4-piece ensuite with dual sinks and built-in storage. The second bedroom is versatile and can be used as a home office or guest room, with a well-appointed 4-piece bathroom conveniently located nearby. Additional standout features include curtains instead of blinds in all rooms for a soft, modern touch, a spacious laundry room large enough for a side-by-side washer and dryer (no stackers needed), titled underground parking for security and convenience, and a dedicated storage locker providing ample space for all



your belongings. All of this is just steps away from the best of Seton, including shops, restaurants, schools, the South Health Campus, the South YMCA, and countless other amenities.

Built in 2024

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2197963          |
| Price          | \$409,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 855               |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1108, 200 Seton Circle Se |
| Subdivision | Seton                     |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3M 3Y1                   |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1   |
| Parking        | Titled, Underground                               |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,  |

|              |   |
|--------------|---|
|              | Washer, Window Coverings, Wall/Window Air Conditioner |
| Heating      | Baseboard   |
| Cooling      | Wall Unit(s)  |
| # of Stories | 4   |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Construction      | Brick, Vinyl Siding, Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 1st, 2025 |
| Days on Market | 41              |
| Zoning         | M-2             |
| HOA Fees       | 375             |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.