



## 200 Seton Circle Calgary Alberta

\$304,900

This brand new "never-lived-in" THIRD FLOOR 2 bedroom unit in desirable Seton West development comes with \$10,000 in upgrades and NO GST. Prime location close to amenities, transit, South Health Campus Hospital, YMCA, shopping and much more. Titled underground parking stall with storage unit. Stunning top floor unit with sunny west exposure and large balcony with gas hook-up. Nice open plan with high ceilings and vinyl plank flooring. Bright eat-in kitchen features quartz counters, stainless appliances, and plenty of cupboard and counter space. Open living room area with patio doors to large west balcony. Functional design with 2 bedrooms, 4-piece bathroom and in-suite laundry with stack-up washer/dryer. Features and upgrades include: air conditioning unit, advanced ventilation system, upgraded blinds, under cabinet lighting, floor-to-ceiling kitchen cabinets, 9 ft. ceilings, vinyl plank flooring throughout (no carpet), quartz counters in kitchen and bathroom, LED pot lighting, gas outlet on balcony, upgraded appliances including full size stack-up washer/dryer. Titled underground parking stall. New Home Warranty. "Curnoe 2" floor plan. Note: Floor plan sketch in photos reflects builder estimated size (577 sq. ft.). Immediate possession. (id:6769)

4pc Bathroom 8.25 Ft x 4.92 Ft

Bedroom 8.92 Ft x 10.17 Ft

Bedroom 8.92 Ft x 9.25 Ft

Living room 11.92 Ft x 9.67 Ft

Kitchen 11.92 Ft x 10.00 Ft

Other 12.58 Ft x 5.08 Ft

Listing Presented By:



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