



## 200 Seton Circle Calgary Alberta

\$445,000

Welcome to this stunning main floor condo nestled in the sought-after community of Seton, offering 2 bedrooms and 2 bathrooms and 2 TITLED UNDERGROUND PARKING STALLS with an expansive covered patio. Its the convenience of almost new without having to wait for possession! The pet friendly building makes sure everyone in your family is welcome!Walking in, you'll be captivated by the expansive open floor plan that seamlessly connects the living, dining, and kitchen areas. The kitchen is a focal point with its beautiful design featuring built in stainless steel appliances and a massive island, ideal for entertaining guests or enjoying casual meals.The primary bedroom is an oasis with large windows that flood the room with natural light, complemented by a generously sized walk-in closet. The ensuite bathroom is a luxurious retreat, complete with a 4-piece setup including a double vanity, offering ample space and functionality.A second bedroom, perfect for use as a home office or guest suite, is conveniently located adjacent to another well-appointed 4-piece bathroom. This unit truly encompasses all the elements of modern living.Step outside onto the large main floor patio where you'll discover abundant space to savor the morning sunrise with a cup of coffee or unwind in the evening after a busy day.Seton Urban District is a vibrant community anchored by the South Calgary Health Campus, a public library, and a Cineplex VIP theater, complemented by amenities like the YMCA, diverse dining spots, grocery stores, and shops. Joane Cardinal-Schubert High School is conveniently situated alongside the YMCA and library, with plans for four additional schools, including public, Catholic, and French immersion options. The neighborhood's Homeowners Association (HOA) is nearing completion and will soon offer a splash park, hockey rink, tennis courts, and gardens, serving as the centr...

4pc Bathroom 10.67 Ft x 4.92 Ft

4pc Bathroom 4.92 Ft x 10.50 Ft

Bedroom 10.75 Ft x 9.92 Ft

Dining room 12.83 Ft x 9.50 Ft

Foyer 12.92 Ft x 5.58 Ft

Kitchen 12.83 Ft x 13.42 Ft

Living room 12.83 Ft x 9.75 Ft

Primary Bedroom 10.75 Ft x 15.08 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.reevesrealty.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca