



GRASSROOTS

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**2216, 200 Seton Circle SE
Calgary, Alberta**

MLS # A2284753



\$399,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	916 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 406
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Concrete, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: NA

Discover this stylish 916 sq ft, 2 bedroom condo in the heart of one of Calgary's most walkable communities. This end unit has been extensively upgraded for comfort and design, and offers a premium urban lifestyle. You will be impressed with the beautifully Upgraded Kitchen which includes quartz countertops, custom tile backsplash, and a built in hood fan. The bright, open layout features luxury vinyl plank flooring, large windows and lots of space for comfortable living. The condo is also equipped with central A/C for the hot summer days! The primary bedroom includes a walk-in-closet and a four piece ensuite with a double vanity. There is a second bedroom, a three piece bathroom, in suite laundry and a large balcony to complete this home. Extras include titled underground parking along with an assigned storage unit. Steps from South Health Campus, the YMCA, public library, and local dining/shopping and quick access to Deerfoot and Stoney Trail, you are never far from where you need to go. Book your showing today!