



**GRASSROOTS**  
REALTY GROUP

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4403, 200 Seton Circle SE  
Calgary, Alberta

MLS # A2312550



**\$387,500**

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Seton                              |        |                  |
| Type:     | Residential/Low Rise (2-4 stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 912 sq.ft.                         | Age:   | 2022 (4 yrs old) |
| Beds:     | 2                                  | Baths: | 2                |
| Garage:   | Parkade, Titled                    |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |                                                                               |            |        |
|-------------|-------------------------------------------------------------------------------|------------|--------|
| Heating:    | Baseboard                                                                     | Water:     | -      |
| Floors:     | Vinyl Plank                                                                   | Sewer:     | -      |
| Roof:       | -                                                                             | Condo Fee: | \$ 403 |
| Basement:   | -                                                                             | LLD:       | -      |
| Exterior:   | Mixed, Vinyl Siding                                                           | Zoning:    | M-2    |
| Foundation: | -                                                                             | Utilities: | -      |
| Features:   | Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s) |            |        |

Inclusions: NA

Situated on the TOP FLOOR with MOUNTAIN VIEWS and only one adjoining neighbour, this exceptional two-bed, two-bath residence offers a RARE opportunity to own a NEVER-OCCUPIED home in a highly desirable location. The appliances have never been used, the finishes remain pristine, and the home presents much like a professionally maintained show suite. Thoughtfully and extensively upgraded throughout, the kitchen features an extended quartz island, full-height cabinetry with soft-close doors and drawers, stainless steel appliances, a chimney-style range hood, and stylish pendant lighting. Luxury vinyl plank flooring, 9-foot ceilings, and expansive windows create a bright, contemporary living space filled with natural light. The adjacent balcony includes a natural gas line for BBQs and offers the perfect spot to enjoy summer evenings. The well-designed layout separates the bedrooms for privacy, making the home equally well suited for professionals, guests, roommates, or those working from home. The spacious primary suite offers mountain views, a walk-through closet, and an ensuite with a tiled stand-up shower. The second bedroom also enjoys west-facing mountain views and convenient access to a full bathroom with a cheater door. One of this home's most unique advantages is its private location within the building. Positioned adjacent to the stairwell, owners enjoy quick and convenient access to the outdoors. In addition to the titled underground parking stall and assigned storage locker, there is ample visitor parking and an abundance of street parking immediately outside the building. Pet owners will appreciate the beautifully maintained fenced central green space within the development as well as the dog wash facilities located in the parkade. Built by award-winning Logel Homes, Seton West is ideally situated within walking distance

of shopping, restaurants, pubs, the South Health Campus, YMCA, library, theatre, and everyday amenities. Easy access to Deerfoot Trail and Stoney Trail makes commuting throughout the city simple. A rare offering combining top-floor privacy, end-unit location, mountain views, extensive upgrades, and truly never-lived-in condition.