

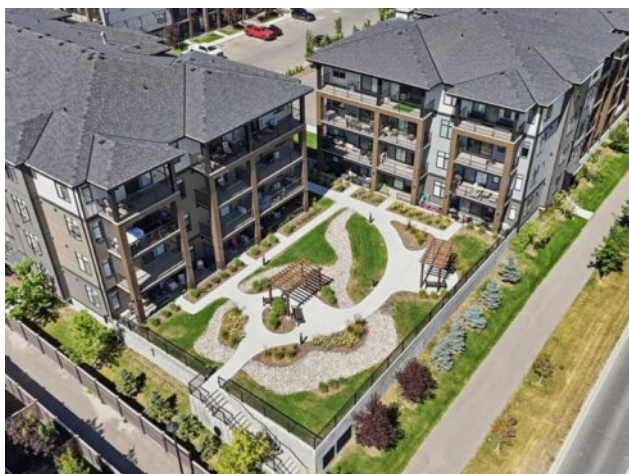


GRASSROOTS
REALTY GROUP

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5112, 200 Seton Circle SE
Calgary, Alberta

MLS # A2335441



\$299,000

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	700 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	Dog Run Fenced In, Landscaped, Level		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 319
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters		

Inclusions: .

Welcome to comfortable, convenient living in Seton West, where this thoughtfully designed main floor, two-bedroom, two bathroom apartment combines a modern interior with a location that makes everyday life easy. The bright, open concept floor plan brings the kitchen and living area together in one inviting space. The kitchen features warm wood cabinetry, quartz countertops, stainless steel appliances, contemporary pendant lighting, and a generous centre island with seating ideal for casual meals, entertaining, or additional workspace. Large windows and access to the covered balcony bring plenty of natural light into the adjoining living area. The well proportioned primary bedroom includes a large window, ample closet space, and its own four piece ensuite. A spacious second bedroom offers excellent flexibility for guests, a home office, or both, while a second full four piece bathroom adds convenience and privacy. Additional features include in suite laundry and storage, air conditioning, heated underground parking, an assigned storage locker, and a covered balcony with a natural gas BBQ line. The main floor location is an added advantage, particularly for anyone looking to minimize stairs and simplify day to day accessibility. It can be an excellent option for those with mobility considerations, rightsizers looking for easier living, or dog owners who appreciate being able to get outside quickly without relying on an elevator. Residents of Seton West also enjoy thoughtfully designed outdoor amenities, including a landscaped courtyard with walking paths, seating areas, and pergolas, along with a private fenced dog area. Beyond the complex, you're positioned in the heart of Seton with convenient access to shopping, restaurants, services, recreation, and the South Health Campus, offering a practical combination of modern condo living,

accessibility, and neighbourhood convenience.