

780-380-6207  
meghan@meghanrobinson.net

4413, 200 Seton Circle SE  
Calgary, Alberta

MLS # A2192817



**\$265,000**

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Low-Rise (1-4)		
Size:	501 sq.ft.	Age:	2022 (3 yrs old)
Beds:	1	Baths:	1
Garage:	Outside, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 202
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions:	N/A
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Welcome to Seton West. This beautiful 1 BR 1 Bath open floor plan is&nbsp;perfect for your&nbsp;FTHB's&nbsp;or&nbsp;investors. Enjoy a free flowing space between your living and kitchen area or cozy up in your generous sized bedroom. The modern kitchen boasts upgrades with stainless steel appliances, extended kitchen cabinet heights&nbsp;(41"), pot drawers, a pantry, pot lights, large undermount sink and a beautiful&nbsp;backsplash. Other upgrades include quartz countertops throughout, LVP flooring, ample&nbsp;storage&nbsp;and an A/C unit for those hot summer nights. Lets not forget the spacious balcony with a gas hookup&nbsp;for your BBQ.&nbsp;This home truly has it all and being conveniently&nbsp;located you have quick access to&nbsp;public transit, schools, shopping, restaurants, the YMCA, South Health Campus and major roads/highways. Don&rsquo;t miss the opportunity to call this home, schedule your private viewing today!