# \$299,990 - 4207, 200 Seton Circle Se, Calgary

MLS® #A2235971

### \$299,990

2 Bedroom, 1.00 Bathroom, 535 sqft Residential on 0.00 Acres

Seton, Calgary, Alberta

\*\*\*ONE OF THE LOWEST PRICED 2Â BEDS CONDO IN SETON WITH VERY LOW CONDO FEE\*\*\*

Discover Unit 4207 at Building 4000, 200 Seton Circle SE, a bright 2 Bedrooms, 1 Bathroom unit perfectly suited for FIRST-TIME BUYERS, DOWNSIZERS, YOUNG PROFESSIONALS or SAVVY INVESTORS. Located on the second floor and facing a fully landscaped courtyard, this home offers QUIET COURTYARD LIVING—no traffic noise, only birdsong.

Step inside to an OPEN-CONCEPT living area anchored by a RARE LARGE KITCHEN ISLAND with a quartz countertop for this layoutâ€"ideal for casual meals or weekend entertaining. The adjoining living space flows naturally toward the private BALCONY, equipped with a GAS LINE for effortless barbecues. Spacious BEDROOMS are bathed in soft light, complemented by a 4 PC bathroom and IN-SUITE LAUNDRY with extra convenience!

Enjoy effortless summer comfort with NE-FACING EXPOSURE that keeps the suite naturally coolâ€"just a tower fan handles Calgary's warmest days for the current owner with breeze. Your TITLED PARKING STALL sits directly below your balcony; park, unlock and enter in seconds while keeping your vehicle in sight. An ASSIGNED







UNDERGROUND LOCKER provides extra storage for personal belongings, ensuring CLUTTER-FREE LIVING.

Seton West delivers unmatched community amenities: ELEVATOR ACCESS, VISITOR PARKING and PETS FRIENDLY. PET OWNERS will love the OFF-LEASH DOG PARK inside the courtyard, plus manicured walking paths and street lighting for everyone to enjoy. Advanced COMFORT TECH guarantees FRESH AIR and SUPERIOR SOUND PRIVACY year-round.

Step outside to Calgary's premier LIVE-WORK-PLAY hub: over 130,000 sqft of RETAIL and DININGâ€"including Save-On Foods, Superstore, Cafés and Restaurantsâ€"VIP Cineplex, one of North America's largest YMCA, a COMMUNITY CLUBHOUSE, South Health Campus hospital, public library and future Green Line LRT station in plan. Bike paths, playgrounds, golf, lake access and tennis courts are minutes away, while Stoney Trail, Deerfoot Trail and direct bus routes make COMMUTING A BREEZE.

Whether you're seeking a TURNKEY HOME or an INVESTMENT with LOW FEES and HIGH DEMAND, Unit 4207 delivers exceptional value. Contact your REALTOR to schedule your PRIVATE VIEWING today!

Built in 2022

#### **Essential Information**

MLS® # A2235971 Price \$299,990

Bedrooms 2
Bathrooms 1.00
Full Baths 1

Square Footage 535
Acres 0.00
Year Built 2022

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 4207, 200 Seton Circle Se

Subdivision Seton
City Calgary
County Calgary
Province Alberta
Postal Code T3M 3P7

#### **Amenities**

Amenities Elevator(s), Parking, Visitor Parking, Dog Park, Snow Removal, Trash

Parking Spaces 1

Parking Stall

#### Interior

Interior Features Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan Appliances Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Washer

Heating Baseboard

Cooling None

# of Stories 4

#### **Exterior**

Exterior Features Balcony, Courtyard, Dog Run, Playground

Construction Vinyl Siding, Wood Frame

#### **Additional Information**

Date Listed July 2nd, 2025

Days on Market 106
Zoning M-2
HOA Fees 375
HOA Fees Freq. ANN

## **Listing Details**

# Listing Office Royal LePage Benchmark

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