

# \$389,900 - 3405, 200 Seton Circle Se, Calgary

MLS® #A2205106

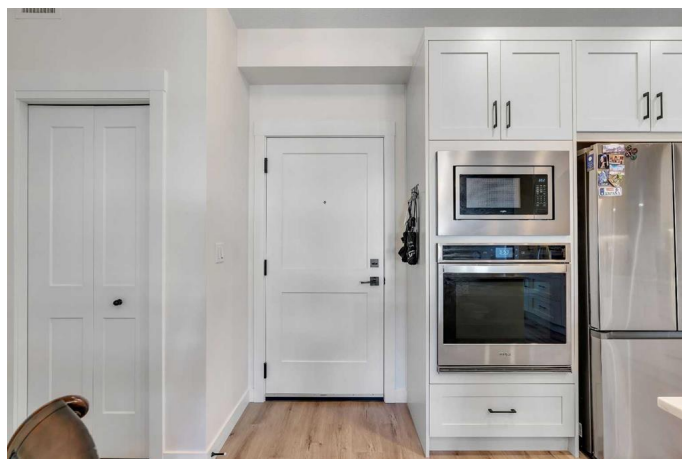
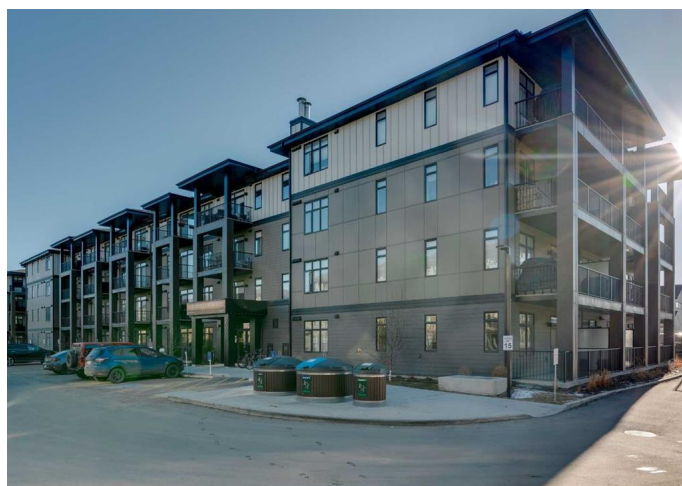
**\$389,900**

2 Bedroom, 2.00 Bathroom, 837 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Modern and sophisticated top floor, 2 bedroom, 2 bathroom unit! This quiet complex is in an unsurpassable location within the vibrant community of Seton. Mere minutes to the public library, the world's largest YMCA, South Health Hospital, Joanne Cardinal-Schubert High School, the Cineplex Theatres, Superstore and numerous restaurant and shopping options. After all of that adventure come home to a quiet sanctuary. This top floor unit immediately impresses with 9' ceilings, vinyl plank flooring, a wide open floor plan and an abundance of natural light. The sleek and modern kitchen is well laid out with opulent finishings including stone countertops, stainless steel appliances, honeycomb tile backsplash, a pantry for extra storage and a large breakfast bar island to casually gather around. Clear sightlines into the inviting living room encourage unobstructed conversations. Adjacently the glass-railed balcony promotes a seamless indoor/outdoor lifestyle for spring and summer barbecues and time spent unwinding. The 2 bedrooms are separated by the main living spaces for the ultimate in privacy! Retreat at the end of the day primary escape and feel spoiled daily thanks to the large walk-in closet and lavish ensuite boasting dual sinks and an oversized shower. The second bedroom is ideally situated near the second full bathroom, perfect for guests or a home office. In-suite laundry and a heated underground parking stall add to your comfort



and convenience. All this plus an incredible location within this unique community that is extremely walkable with an extensive pathway system, a 365-acre urban district with many shops, restaurants and pubs, Union Park and the always popular Brookfield Residential Community Centre home to the YMCA, ice rinks, library and more! Truly an exceptional, move-in ready home in a phenomenal location!

Built in 2022

### **Essential Information**

MLS® #	A2205106
Price	\$389,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	837
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	3405, 200 Seton Circle Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3N8

### **Amenities**

Amenities	Elevator(s), Secured Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground

### **Interior**

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Central Air
# of Stories	4

## Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 28th, 2025
Days on Market	27
Zoning	M-2
HOA Fees	375
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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