# \$264,900 - 5215, 200 Seton Circle Se, Calgary

MLS® #A2209914

#### \$264,900

1 Bedroom, 1.00 Bathroom, 503 sqft Residential on 0.00 Acres

Seton, Calgary, Alberta

Exceptional Value in Seton! This pet-friendly 1-bedroom, 1-bathroom second-floor condo offers modern comfort and unbeatable convenience in one of Calgary's most vibrant communities. Freshly painted and built in 2023, this home feels like newâ€"perfect for first-time buyers, investors, or anyone looking to simplify without compromising style.

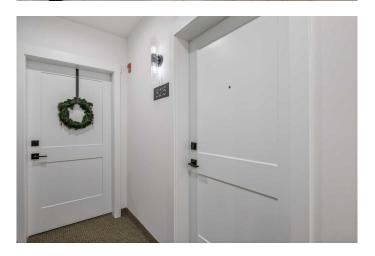
Step inside and be greeted by a welcoming foyer that leads to a sleek 4-piece bathroom and front closet. The open-concept layout flows effortlessly into the bright kitchen, dining, and living areas, with durable luxury vinyl plank flooring and crisp concrete quartz countertops. The kitchen is outfitted with stainless steel appliances, and the living room opens onto a spacious balcony with a gas lineâ€"ideal for summer BBQs or relaxing evenings.

The cozy bedroom includes a ceiling fan, and across the hall, you'II find a convenient in-suite laundry area. Additional features include an HRV system for improved air quality, a separate storage locker, and an above-ground assigned parking stall.

Enjoy all that Seton has to offerâ€"just steps from groceries, cafes, restaurants, banks, schools, the South Health Campus, the public library, and more. With low condo fees of just \$208.54/month (covering all utilities except electricity), this is an incredible opportunity for







affordable, stylish urban living.

Whether you're starting out, investing, or downsizing, this thoughtfully designed unit is an excellent choice in a fast-growing, well-connected neighborhood. Book your showing today!

Built in 2023

#### **Essential Information**

MLS® # A2209914

Price \$264,900

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 503

Acres 0.00

Year Built 2023

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 5215, 200 Seton Circle Se

Subdivision Seton
City Calgary
County Calgary
Province Alberta
Postal Code T3M 3Y1

#### **Amenities**

Amenities Elevator(s), Park, Parking, Storage, Trash, Visitor Parking

Parking Spaces 1

Parking Stall

### Interior

Interior Features Ceiling Fan(s), No Animal Home

Appliances Dishwasher, Dryer, Refrigerator, Washer

Heating Baseboard

Cooling None

# of Stories 4

#### **Exterior**

Exterior Features Balcony, BBQ gas line

Construction Vinyl Siding, Wood Frame

#### **Additional Information**

Date Listed April 12th, 2025

Days on Market 29

Zoning M-2

HOA Fees 375

HOA Fees Freq. ANN

## **Listing Details**

Listing Office eXp Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.