



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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3402, 200 Seton Circle SE  
Calgary, Alberta

MLS # A2227724



\$267,000

|             |                                                 |            |        |
|-------------|-------------------------------------------------|------------|--------|
| Heating:    | Baseboard                                       | Water:     | -      |
| Floors:     | Vinyl                                           | Sewer:     | -      |
| Roof:       | -                                               | Condo Fee: | \$ 202 |
| Basement:   | -                                               | LLD:       | -      |
| Exterior:   | Vinyl Siding, Wood Frame                        | Zoning:    | M-2    |
| Foundation: | -                                               | Utilities: | -      |
| Features:   | Ceiling Fan(s), No Animal Home, No Smoking Home |            |        |
| Inclusions: | N/A                                             |            |        |

Welcome to this TOP FLOOR gem in Seton! After a long day, imagine pulling into your very own surface parking stall right in front of the building and stepping inside. The elevator is just steps away, ready to take you up to your top floor retreat. Open the door and feel the cool air conditioning perfect for Calgary’s warm summer days. Drop your shoes and keys in the entry space, tuck away coats, golf clubs, or luggage in the spacious closet, and pass by your in-suite laundry with upgraded shelving for extra storage. Solid core doors help keep things quiet, so your home always feels peaceful. A stylish turquoise glass barn door opens to the bedroom, where a custom storage bed frame awaits and can stay for the new owner. The bathroom offers a touch of luxury with full height tile, under vanity drawer storage, and a deep soaker tub perfect for relaxing at the end of the day. The kitchen is a showstopper, with full height cabinets, upgraded appliances and lighting, a striking herringbone backsplash with under cabinet lighting, and durable luxury vinyl plank flooring throughout. Step onto your balcony and, on a clear day, take in spectacular mountain views it’s the perfect spot for a morning coffee or evening unwind. You’ll also enjoy a secure underground storage cage and the convenience of a pet friendly community (with board approval) that even has its own dog park in the complex. Outside your door, you’re surrounded by shopping, dining, the VIP Cineplex, green space, and have easy access to Deerfoot Trail for your commute. This is more than just a one bedroom, one bathroom condo it’s a thoughtfully upgraded, move in ready home in one of Seton’s best locations. Come see it for yourself. You’ll fall in love.