



DON'T GAMBLE WITH YOUR HOME.
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4207, 200 Seton Circle SE
Calgary, Alberta

MLS # A2235971



\$299,990

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	535 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 223
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: NA

ONE OF THE LOWEST PRICED 2 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 layout—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 cool—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 DINING—including Save-On Foods, Superstore, Cafés and Restaurants—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!