

# \$419,500 - 1203, 200 Seton Circle Se, Calgary

MLS® #A2184541

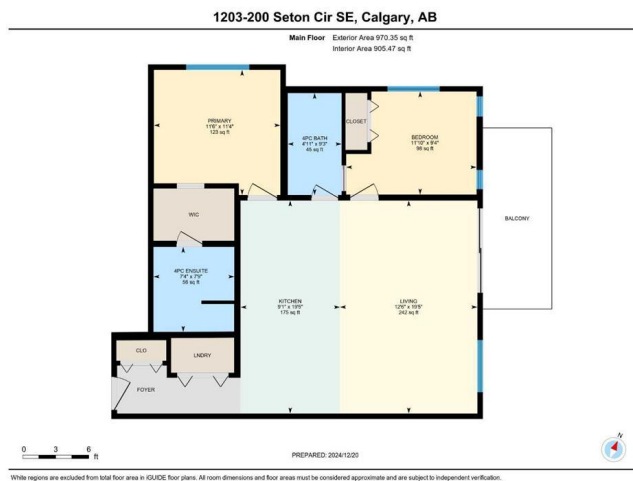
**\$419,500**

2 Bedroom, 2.00 Bathroom, 905 sqft  
Residential on 0.00 Acres

Seton, Calgary, Alberta

Discover Condo 1203 at Seton West, a brand-new, modern condo loaded with upgrades in the neighborhoodâ€™s best condo development. Here are 5 things we love about this home (and weâ€™re sure you will too):

- A CONDO MADE FOR LIVING:** Condo 1203 is the Cohen floorplan, considered by many as the premier floorplan in the developmentâ€™and itâ€™s easy to see why! This corner unit offers 905 sq. ft. of functional, open-concept living space, 9â€™ ceilings, and oversized windows. The stunning kitchen opens seamlessly into the living/dining area, providing options for furniture placement to suit your needs and lifestyle. The large balcony becomes an extension of your living space in the warmer months and is equipped with a BBQ gas line. The primary bedroom boasts a walkthrough closet and a designer 4-piece ensuite with an upgraded linen closet, while the second bedroom features a cheater 4-piece ensuite. Convenient underground titled parking and an assigned storage locker are included.
- A PRIME SOUTHEAST COMMUNITY:** Seton is one of SE Calgaryâ€™s most convenient and well-appointed neighborhoods. Residents enjoy world-class amenities, including 130,000 sq. ft. of retail space featuring shops, services, and restaurants, the South Health Campus, and the amazing Brookfield Residential YMCA (the largest YMCA in North America). The upcoming Homeowners Association will feature a splash park, hockey rink, tennis



courts, firepit area, sports courts, and an amphitheater. Commuting is a breeze with easy access to both Deerfoot and Stoney Trails.3. THAT KITCHEN: The kitchen is truly the heart of this home, featuring sleek white cabinetry with matte black hardware, quartz counters with a contrasting backsplash, a stainless-steel appliance package, and ample work/storage space. Whether you're preparing a feast or warming up leftovers, you'll feel right at home here. 4. ALL THE UPGRADES: From 9' ceilings to luxury vinyl plank flooring throughout, air conditioning, BBQ gas line, in-wall TV conduit, upgraded window treatments—this home will not disappoint! 5. ONE OF SOUTHEAST CALGARY'S BEST BUILDINGS: Seton West is a six-building, low-rise condo community built by award-winning Logel Homes. Residents enjoy best-in-class workmanship, spacious and beautifully appointed suites, an on-site dog park, and ample visitor parking throughout the complex. \*Some images have been virtually staged\*

Built in 2024

### Essential Information

MLS® #	A2184541
Price	\$419,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	905
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	1203, 200 Seton Circle Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3V3

### **Amenities**

Amenities	Elevator(s), Visitor Parking, Dog Park
Parking Spaces	1
Parking	Stall, Underground

### **Interior**

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Wall/Window Air Conditioner
Heating	Baseboard
Cooling	Wall Unit(s)
# of Stories	4

### **Exterior**

Exterior Features	Dog Run, Lighting
Construction	Composite Siding, Wood Frame

### **Additional Information**

Date Listed	December 27th, 2024
Days on Market	77
Zoning	M-2
HOA Fees	375
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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