

# \$479,900 - 1412, 200 Seton Circle Se, Calgary

MLS® #A2220472

**\$479,900**

2 Bedroom, 2.00 Bathroom, 961 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Exceptional Top-Floor Corner Home with Southwest Exposure in Seton. Welcome to this immaculate top-floor corner unit, bathed in natural light from its full southwest exposure. Perfectly suited for first-time buyers or seniors looking to downsize without compromising on comfort or convenience, this exceptional residence offers a harmonious blend of luxury and functionality. Located in the vibrant community of Seton, you'll find yourself just steps away from a multitude of amenities, including shops, restaurants, and the South Health Campus. With easy access to Deerfoot Trail and Stoney Trail, commuting anywhere in the city is a breeze. As you enter, a spacious and private foyer greets you, leading you gracefully around the corner to the heart of the home. The unbelievable kitchen features a huge island with additional seating and a stunning waterfall quartz countertop. This gourmet space is perfect for entertaining and hosting gatherings, seamlessly flowing into the dining area and large living room. The living area extends to a generous west-facing deck, offering magnificent mountain views. It's the ideal spot to unwind, soak up the sunsets, and enjoy outdoor living with ample space for private entertaining. The primary bedroom is a tranquil retreat, complete with a large walk-in closet and a luxurious four-piece ensuite featuring his and hers sinks and an oversized shower. A spacious second bedroom offers ensuite access as well, making it perfect for guests or family members. Additional



conveniences include in-suite laundry and built-in air conditioning, ensuring comfort and practicality in your daily living. This home is in pristine condition, showing better than new, and is ready for you to move in and make it your own. Experience the exceptional lifestyle that Seton offers, where everything you need is right at your doorstep. Don't miss this incredible opportunity to own a stunning home in one of Calgary's most sought-after neighborhoods. Contact your favourite real estate agent today to schedule a private showing of this remarkable home!

Built in 2024

**Essential Information**

MLS® #	A2220472
Price	\$479,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	961
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	1412, 200 Seton Circle Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3Y1

**Amenities**

Amenities	Dog Park, Elevator(s), Parking, Secured Parking, Storage, Trash, Visitor
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	Parking
Parking Spaces	1
Parking	Heated Garage, Garage Door Opener, Secured, Titled, Underground
# of Garages	1

### Interior

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Built-In Oven, Electric Cooktop
Heating	Natural Gas, Baseboard
Cooling	Central Air
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Cement Fiber Board, Wood Frame, Concrete

### Additional Information

Date Listed	May 16th, 2025
Days on Market	96
Zoning	M-2
HOA Fees	375
HOA Fees Freq.	ANN

### Listing Details

Listing Office	RE/MAX iRealty Innovations
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