

# \$365,000 - 3304, 200 Seton Circle Se, Calgary

MLS® #A2231989

**\$365,000**

2 Bedroom, 2.00 Bathroom, 715 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Welcome to this STUNNING 3RD FLOOR CONDO in the highly desirable community of SETON, offering the perfect mix of MODERN DESIGN, COMFORT, and CONVENIENCE. This beautifully maintained unit features 2 SPACIOUS BEDROOMS, 2 FULL BATHROOMS, a TITLED UNDERGROUND PARKING STALL, and SECURE UNDERGROUND STORAGE, giving you the benefits of a NEARLY NEW HOME without the wait. The PET-FRIENDLY BUILDING welcomes all members of your family. Step inside to discover a BRIGHT, OPEN-CONCEPT LAYOUT that seamlessly connects the LIVING ROOM, DINING AREA, and a CHEF-INSPIRED KITCHEN complete with STAINLESS STEEL APPLIANCES, sleek cabinetry, and a LARGE CENTER ISLAND—perfect for entertaining or casual meals. The PRIMARY SUITE features LARGE WINDOWS, a GENEROUS CLOSET, and a PRIVATE 4-PIECE ENSUITE, while the SECOND BEDROOM is ideal for a HOME OFFICE, guest space, or kids's room, located next to another full 4-PIECE BATH. Enjoy evening sunsets and fresh air on the PRIVATE WEST-FACING BALCONY. Additional conveniences include IN-SUITE LAUNDRY and thoughtful finishes throughout. Located in the heart of SETON URBAN DISTRICT, you're just steps from SOUTH CALGARY HEALTH CAMPUS, YMCA, CINEPLEX VIP, GROCERY STORES, RESTAURANTS, LIBRARY, and JOANE



CARDINAL-SCHUBERT HIGH SCHOOL, with more SCHOOLS coming soon. The vibrant HOMEOWNERS ASSOCIATION offers access to a SPLASH PARK, HOCKEY RINK, TENNIS COURTS, and COMMUNITY GARDENS, making it easy to connect with neighbors and enjoy an active lifestyle. Donâ€™t miss your chance to own in one of Calgaryâ€™s most DYNAMIC AND FAST-GROWING COMMUNITIESâ€”BOOK YOUR SHOWING TODAY! 3D VIRTUAL TOUR AVAILABLE.

Built in 2022

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2231989          |
| Price          | \$365,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 715               |
| Acres          | 0.00              |
| Year Built     | 2022              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 3304, 200 Seton Circle Se |
| Subdivision | Seton                     |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3M 3N8                   |

**Amenities**

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Amenities      | Elevator(s), Dog Park                                          |
| Parking Spaces | 1                                                              |
| Parking        | Garage Door Opener, Heated Garage, Stall, Titled, Underground, |

## Parkade

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Crown Molding, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings                   |
| Heating           | Baseboard, Natural Gas                                                                                                 |
| Cooling           | None                                                                                                                   |
| # of Stories      | 4                                                                                                                      |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony, Storage         |
| Construction      | Vinyl Siding, Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 70              |
| Zoning         | M-2             |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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