

# \$299,990 - 4207, 200 Seton Circle Se, Calgary

MLS® #A2235971

**\$299,990**

2 Bedroom, 1.00 Bathroom, 535 sqft  
Residential on 0.00 Acres

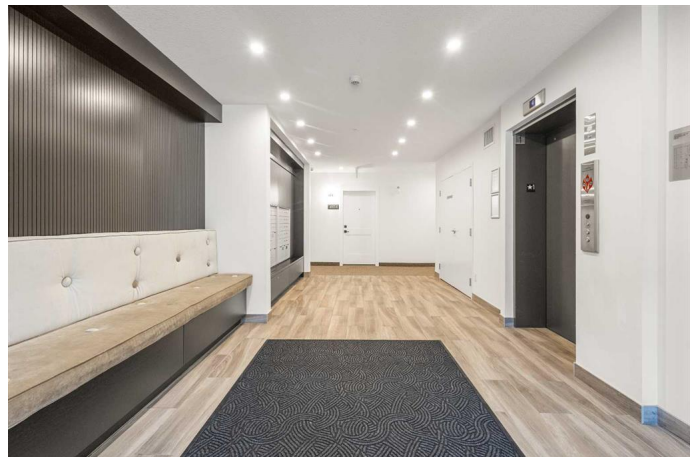
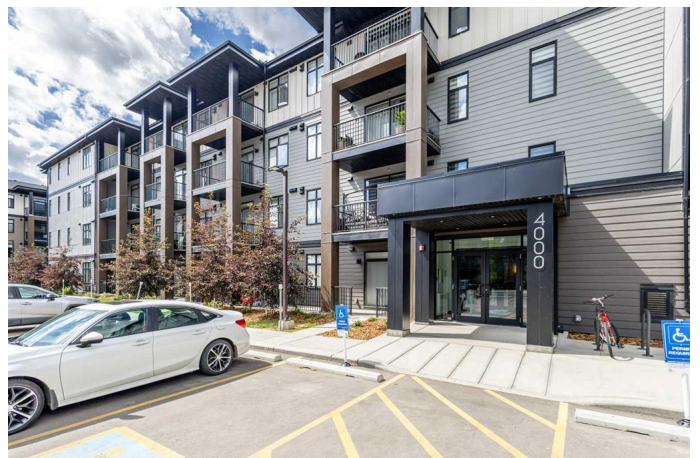
Seton, Calgary, Alberta

**\*\*\*ONE OF THE LOWEST PRICED 2Â 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!

Built in 2022

### Essential Information

MLS® #	A2235971
Price	\$299,990
Bedrooms	2
Bathrooms	1.00
Full Baths	1

Square Footage	535
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	4207, 200 Seton Circle Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3P7

### **Amenities**

Amenities	Elevator(s), Parking, Visitor Parking, Dog Park, Snow Removal, Trash
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Washer
Heating	Baseboard
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony, Courtyard, Dog Run, Playground
Construction	Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed	July 2nd, 2025
Days on Market	103
Zoning	M-2
HOA Fees	375
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office

Royal LePage Benchmark

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