

# \$450,000 - 1412, 200 Seton Circle Se, Calgary

MLS® #A2253230

**\$450,000**

2 Bedroom, 2.00 Bathroom, 961 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Experience the pinnacle of modern, low-maintenance living in this pristine top-floor 2 bed, 2 bath, corner unit, bathed in natural light from its full southwest exposure and offering breathtaking mountain views from its generous west-facing deck. Perfectly suited for first-time buyers or those seeking to downsize without compromise, this immaculate residence features an open-concept layout anchored by a gourmet kitchen with a stunning waterfall quartz island, seamlessly flowing into the dining and living areas—an ideal space for entertaining. The tranquil primary bedroom is a private retreat complete with a walk-in closet and a luxurious ensuite, while a second bedroom with ensuite access offers versatility for guests or family. Designed for year-round comfort and convenience, this move-in-ready home includes the essential luxury of built-in air conditioning, in-suite laundry, underground parking, underground storage and is situated in the vibrant heart of Seton, just steps from shops, restaurants, the South Health Campus, and with easy access to major commuter routes. This is an exceptional opportunity to own a home that shows better than new in one of Calgary's most sought-after communities; contact your favorite real estate agent today to schedule a private showing.

Built in 2024

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2253230          |
| Price          | \$450,000         |
| 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 Parking |
| Parking Spaces | 1                                                                                |
| Parking        | Garage Door Opener, Heated Garage, 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        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                                             |
| # of Stories      | 4                                                                                                                                                                       |

### Exterior

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

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 73                  |
| Zoning         | M-2                 |
| HOA Fees Freq. | ANN                 |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.