

# \$269,900 - 5215, 200 Seton Circle Se, Calgary

MLS® #A2209914

**\$269,900**

1 Bedroom, 1.00 Bathroom, 503 sqft  
Residential on 0.00 Acres

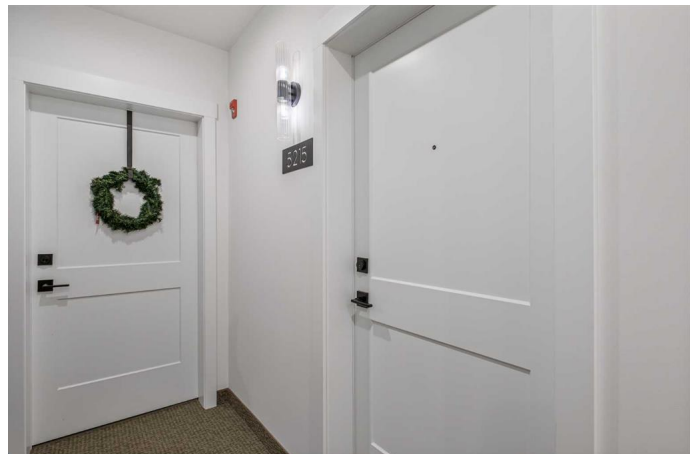
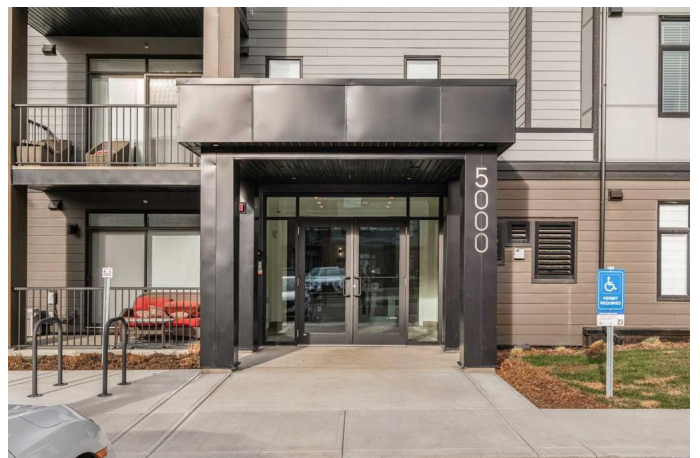
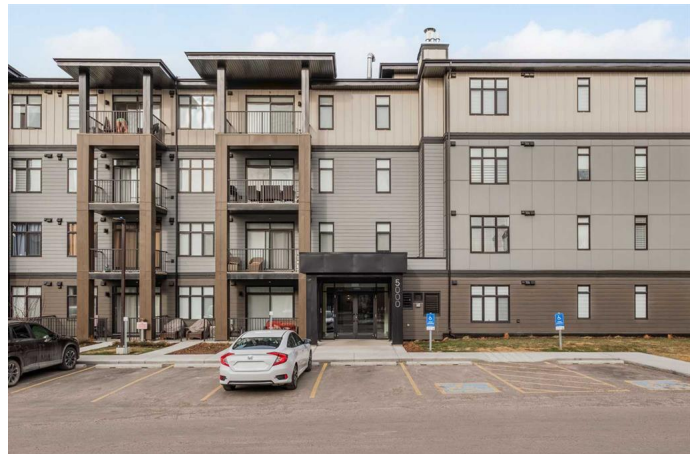
Seton, Calgary, Alberta

Exceptional Value in Seton! This pet-friendly 1-bedroom, 1-bathroom second-floor condo offers modern comfort and unbeatable convenience in one of Calgary's most vibrant communities. Freshly painted and built in 2023, this home feels like new—perfect for first-time buyers, investors, or anyone looking to simplify without compromising style.

Step inside and be greeted by a welcoming foyer that leads to a sleek 4-piece bathroom and front closet. The open-concept layout flows effortlessly into the bright kitchen, dining, and living areas, with durable luxury vinyl plank flooring and crisp concrete quartz countertops. The kitchen is outfitted with stainless steel appliances, and the living room opens onto a spacious balcony with a gas line—ideal for summer BBQs or relaxing evenings.

The cozy bedroom includes a ceiling fan, and across the hall, you'll find a convenient in-suite laundry area. Additional features include an HRV system for improved air quality, a separate storage locker, and an above-ground assigned parking stall.

Enjoy all that Seton has to offer—just steps from groceries, cafes, restaurants, banks, schools, the South Health Campus, the public library, and more. With low condo fees of just \$208.54/month (covering all utilities except electricity), this is an incredible opportunity for



affordable, stylish urban living.

Whether you're starting out, investing, or downsizing, this thoughtfully designed unit is an excellent choice in a fast-growing, well-connected neighborhood. Book your showing today!

Built in 2023

### Essential Information

MLS® #	A2209914
Price	\$269,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	503
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	5215, 200 Seton Circle Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3Y1

### Amenities

Amenities	Elevator(s), Park, Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Ceiling Fan(s), No Animal Home
-------------------	--------------------------------

Appliances	Dishwasher, Dryer, Refrigerator, Washer
Heating	Baseboard
Cooling	Central Air
# of Stories	4

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Construction	Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed	April 12th, 2025
Days on Market	4
Zoning	M-2
HOA Fees	375
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
----------------	------------

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.