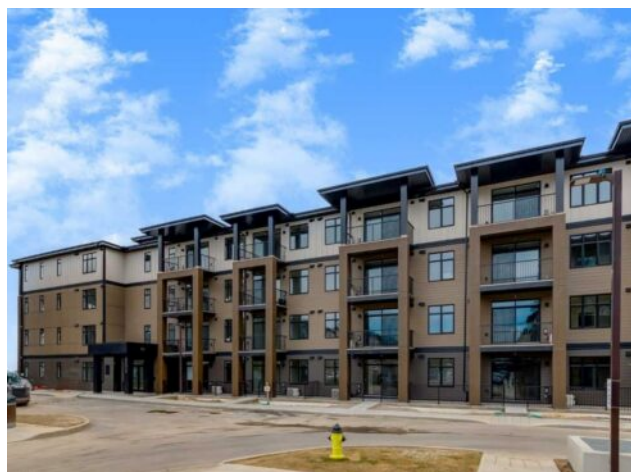


**6108, 200 Seton Circle SE
Calgary, Alberta****MLS # A2238980****\$314,900**

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	584 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 223
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Chandelier, Kitchen Island		

Inclusions: NA

Welcome to Unit 6108 at 200 Seton Circle SE — an upgraded, stylish, and move-in-ready main floor condo offering unbeatable value in one of Calgary's most vibrant communities! This 2-bedroom, 1-bathroom unit is perfect for first-time buyers, professionals, downsizers, or savvy investors seeking both comfort and functionality. One of the lowest-priced 2-bed condos in Seton with exceptionally low condo fees, this home is packed with upgrades and lifestyle perks that truly set it apart. Step into an open-concept living space where the upgraded chef-inspired kitchen steals the show—featuring elegant white raised cabinetry, chic backsplash, Whirlpool stainless steel appliances, and a rare oversized island with quartz countertops that's ideal for casual meals or entertaining. The living area is drenched in natural light thanks to expansive wall-to-wall windows, and air conditioning ensures year-round comfort. Retreat to your spacious private patio—a peaceful, ground-floor escape perfect for your morning coffee or evening BBQs (gas line included!). The primary bedroom features large east-facing windows that bring in abundant sunlight and includes a generous closet for all your storage needs. The second bedroom is perfect for guests, a home office, or even a creative studio. A modern 4-piece bathroom, in-suite laundry, and thoughtfully designed layout make daily living a breeze. Your titled underground parking stall is conveniently located near the unit for easy access, while an assigned storage locker helps keep your space clutter-free. Seton is truly Calgary's top live-work-play destination—just steps from South Health Campus, Seton YMCA, VIP Cineplex, shops, restaurants, schools, library, and planned Green Line LRT. Love the outdoors? Enjoy nearby parks, bike paths, and even an off-leash dog park right in the courtyard! Whether

you’re buying your first home or adding a solid investment to your portfolio, Unit 6108 offers unmatched lifestyle, location, and value.