

**4101, 200 Seton Circle SE  
Calgary, Alberta**

**MLS # A2254916**



**\$417,500**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Seton                              |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 988 sq.ft.                         | <b>Age:</b>   | 2022 (3 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Parkade                            |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                                                                                                                   |                   |        |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                                                                                                                        | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank                                                                                                                                       | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                   | <b>Condo Fee:</b> | \$ 393 |
| <b>Basement:</b>   | -                                                                                                                                                 | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame                                                                                                                                        | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | n/a                                                                                                                                               |                   |        |

Your dream home is finally here! Introducing The Atwood—one of Logel Homes’ best-selling floor plans in the award-winning Seton Development by Calgary’s Multi-Family Builder of the Year (2021)! This stunning ground-floor corner unit is designed for those who demand style, comfort, and convenience. Step into elevated living with 9-foot ceilings, two spacious bedrooms, and two luxurious ensuite baths. The gourmet kitchen is fully equipped with a built-in wall oven, electric cooktop, stainless steel appliances, and quartz countertops, while the full-height tiled ensuite shower adds a touch of sophistication. A high-efficiency washer and dryer complete this perfect package. Enjoy year-round comfort with your own underground heated titled parking stall, and experience the best of Seton—surrounded by shopping, dining, the YMCA, South Campus Hospital, and more coming. This rare gem won't last! Book your showing before it's gone!