

# \$479,000 - 2406, 200 Seton Circle Se, Calgary

MLS® #A2262893

**\$479,000**

2 Bedroom, 2.00 Bathroom, 849 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Welcome to this top-floor corner unit in the heart of Setonâ€”offering 2 Bed 2 Bath of bright, modern living with northwest exposure open view. Perfect for first-time buyers, professionals, or downsizers, this home showcases premium upgrades and a thoughtful open layout.

The designer kitchen is a showstopper with a quartz island, backsplash, Samsung appliances. The spacious living and dining areas flow seamlessly to a large balconyâ€”perfect for relaxing or BBQs (gas line included).

The primary suite features a walk-in closet and a luxurious ensuite and a tiled shower. A generous second bedroom.

Additional features include central A/C, LVP flooring, Samsung laundry, titled underground parking, storage locker, and designer lighting. Condo fees include heat, water, and building insurance for added value.

Enjoy Setonâ€™s unbeatable lifestyleâ€”steps to shops, restaurants, the South Health Campus, YMCA, and future Green Line LRT, with quick access to Deerfoot and Stoney Trail.

This home truly shows better than newâ€”contact your REALTOR® today!

Built in 2023

## Essential Information

MLS® #

A2262893



|                |                   |
|----------------|-------------------|
| Price          | \$479,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 849               |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 2406, 200 Seton Circle Se |
| Subdivision | Seton                     |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3M 3V3                   |

### Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Snow Removal, Trash, Visitor Parking, Dog Run |
| Parking Spaces | 1                                                                   |
| Parking        | Underground                                                         |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Microwave, Other, Refrigerator, Washer/Dryer, ENERGY STAR Qualified Appliances    |
| Heating           | Central                                                                                                    |
| Cooling           | Central Air                                                                                                |
| # of Stories      | 4                                                                                                          |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Other, Storage, Barbecue |
| Construction      | Cement Fiber Board, Concrete, Wood Frame        |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 2                  |
| Zoning         | M-2                |
| HOA Fees       | 375                |
| HOA Fees Freq. | ANN                |

**Listing Details**

Listing Office            Comox Realty

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