

# \$299,990 - 4207, 200 Seton Circle Se, Calgary

MLS® #A2235971

**\$299,990**

2 Bedroom, 1.00 Bathroom, 535 sqft  
Residential on 0.00 Acres

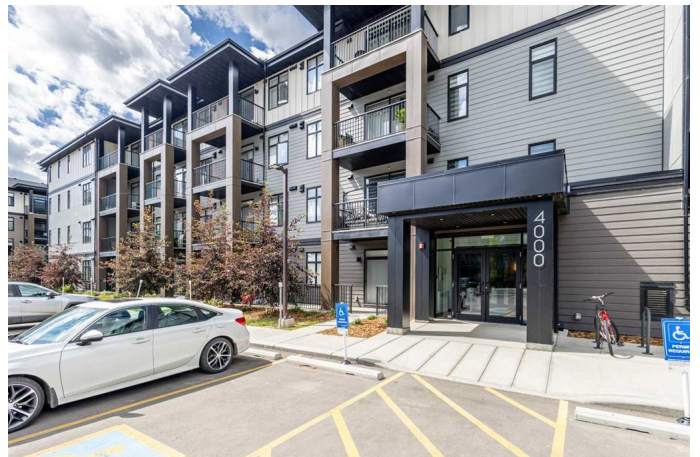
Seton, Calgary, Alberta

**\*\*\*ONE OF THE LOWEST PRICED 2Â BEDS  
CONDO IN SETON WITH VERY LOW  
CONDO FEE\*\*\***

Discover UnitÂ 4207 at BuildingÂ 4000,  
200Â Seton Circle SE, a bright 2Â Bedrooms,  
1Â BathroomÂ unit perfectly suited for  
FIRST-TIME BUYERS, DOWNSIZERS,  
YOUNG PROFESSIONALS or SAVVY  
INVESTORS. Located on the second floor and  
facing a fully landscaped courtyard, this home  
offers QUIET COURTYARD LIVINGâ€”no  
traffic noise, only birdsong.

Step inside to an OPEN-CONCEPT living area  
anchored by a RARE LARGE KITCHEN  
ISLAND with a quartz countertop for this  
layoutâ€”ideal for casual meals or weekend  
entertaining. The adjoining living space flows  
naturally toward the private BALCONY,  
equipped with a GAS LINE for effortless  
barbecues. Spacious BEDROOMS are bathed  
in soft light, complemented by a 4 PC  
bathroom and IN-SUITE LAUNDRY with extra  
convenience!

Enjoy effortless summer comfort with  
NE-FACING EXPOSURE that keeps the suite  
naturally coolâ€”just a tower fan handles  
Calgaryâ€™s warmest days for the current  
owner with breeze. Your TITLED PARKING  
STALL sits directly below your balcony; park,  
unlock and enter in seconds while keeping  
your vehicle in sight. An ASSIGNED



UNDERGROUND LOCKER provides extra storage for personal belongings, ensuring CLUTTER-FREE LIVING.

Seton West delivers unmatched community amenities: ELEVATOR ACCESS, VISITOR PARKING and PETS FRIENDLY. PET OWNERS will love the OFF-LEASH DOG PARK inside the courtyard, plus manicured walking paths and street lighting for everyone to enjoy. Advanced COMFORT TECH guarantees FRESH AIR and SUPERIOR SOUND PRIVACY year-round.

Step outside to Calgary's premier LIVE-WORK-PLAY hub: over 130,000 sqft of RETAIL and DINING including Save-On Foods, Superstore, Cafés and Restaurants VIP Cineplex, one of North America's largest YMCA, a COMMUNITY CLUBHOUSE, South Health Campus hospital, public library and future Green Line LRT station in plan. Bike paths, playgrounds, golf, lake access and tennis courts are minutes away, while Stoney Trail, Deerfoot Trail and direct bus routes make COMMUTING A BREEZE.

Whether you're seeking a TURNKEY HOME or an INVESTMENT with LOW FEES and HIGH DEMAND, Unit 4207 delivers exceptional value. Contact your REALTOR to schedule your PRIVATE VIEWING today!

Built in 2022

### **Essential Information**

MLS® #	A2235971
Price	\$299,990
Bedrooms	2
Bathrooms	1.00
Full Baths	1

Square Footage	535
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	4207, 200 Seton Circle Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3P7

### Amenities

Amenities	Dog Park, Elevator(s), Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Washer
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony, Courtyard, Dog Run, Playground
Construction	Vinyl Siding, Wood Frame

### Additional Information

Date Listed	July 2nd, 2025
Days on Market	26
Zoning	M-2
HOA Fees	375
HOA Fees Freq.	ANN

### Listing Details

Listing Office

Royal LePage Benchmark

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.