

\$699,500 - 227 Union Avenue Se, Calgary

MLS® #A2234236

\$699,500

3 Bedroom, 3.00 Bathroom, 1,132 sqft

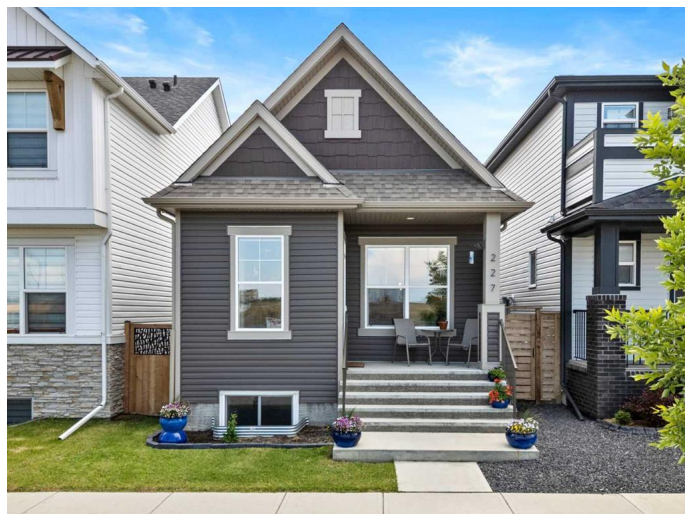
Residential on 0.06 Acres

Seton, Calgary, Alberta

Price Drop to \$699,500.00. This bungalow looking for new owners to enjoy the one level lifestyle. Fully Finished & Move-In Ready! No New home GST!

Why wait to build? This 4-year-old bungalow is packed with upgrades you won't get included from the the builder! Featuring 10' main floor ceilings, 9' basement ceilings, and a bright open layout. The front porch opens to a sun-filled Living Room, adjacent dining area, and a spacious kitchen with granite counters, stainless steel appliances, 2 skylights, pantry, recessed lighting, under valance lighting and a peninsula. The Den/music room or diner style nook is off the kitchen and you can choose what fits your living.

The Master bedroom is on the main floor with an ensuite containing a 5' shower, granite vanity, and custom walk-in closet with wood shelves. Large windows, 10 ft ceilings and a ceiling fan. There is a main floor laundry. Off of the kitchen is access to the low-maintenance yard with a BBQ outlet. The home is complete with wrought iron spindles on the staircase, luxury vinyl plank, tile and carpet. The fully developed basement includes a huge entertaining room with dry bar with upper cabinets and bar fridge. There are 2 good sized bedrooms, with egress windows and both with walk in closets. A full 4 piece bath, computer nook, and storage under the stairs. The south back yard is smaller, no



grass to cut other than 5 ft across the front of the house, but still private. There is an oversized heated garage (23' x 24.5') with upper storage and a this size of garage doesn't exist in this area. Pride of ownership throughout—turnkey and ready to enjoy! Great amenities with CinePlex, South Campus hospital, River valley, easy access to Stoney Trail and to Highway 22 to Bragg Creek and Banff National Park.

Built in 2020

Essential Information

MLS® #	A2234236
Price	\$699,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,132
Acres	0.06
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	227 Union Avenue Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3E9

Amenities

Amenities	Other
Utilities	Electricity Connected

Parking Spaces	2
Parking	Double Garage Detached, Covered, Heated Garage, Oversized, View
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Ceilings, Low Flow Plumbing, Home, Open Floorplan, Paint, Skylight(s), Storage, Walk-In Closet(s), Dry Bar
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Appliances	Bar Fridge, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Humidifier
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 24th, 2025
Days on Market	48
Zoning	R-G
HOA Fees	375
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Solutions
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