

# \$725,000 - 227 Union Avenue Se, Calgary

MLS® #A2230268

**\$725,000**

3 Bedroom, 3.00 Bathroom, 1,220 sqft

Residential on 0.06 Acres

Seton, Calgary, Alberta

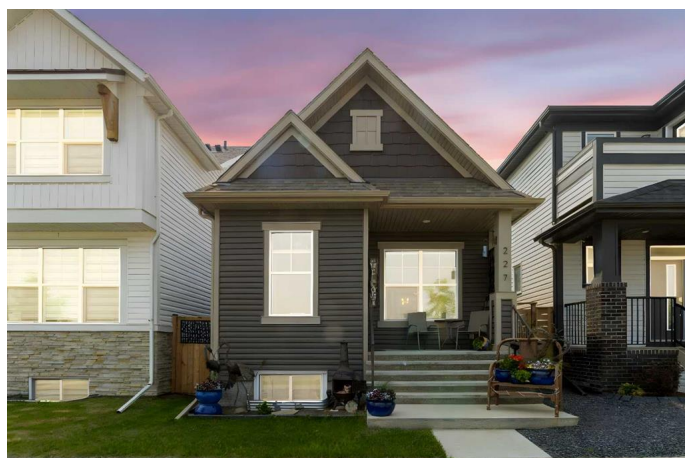
Fabulous Brookfield York Bungalow with so many upgrades. No waiting and managing the house building as this is 4 years old and has all the upgrades and is fully developed. You can't get this from the builder. 9 foot basement and 10 foot main floors. A front porch that enters to the Great room/living room with light flooding into the area. Adjacent dining room and a great kitchen with a peninsula instead of the island (way more functional) and a den across from the kitchen. You could use it as a office or a nook for the kitchen. Stainless steel appliances and granite counters. The master is very large with a 5 ft shower, granite counter in vanity and a great walk in closet with wood shelves. There is a 1/2 bath and the laundry area accesses the back door to the private no maintenance yard and the oversized garage.. The garage is a Guy's dream measuring 23 x 24.5 with heat and in the upper part of the garage. Down the open set of stairs, there is an huge entertainment area with a walk up dry bar, 2 generous bedrooms, a full bath with a computer corner and storage. Pride of ownership and one floor living. Turn key as every thing is done.

Built in 2019

## Essential Information

MLS® # A2230268

Price \$725,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,220
Acres	0.06
Year Built	2019
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, Garage Door Opener, Garage Faces Rear, Oversized, Rear Drive, Workshop in Garage
# of Garages	2

### Interior

Interior Features	Closet Organizers, Dry Bar, Granite Counters, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Range, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
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 11th, 2025
Days on Market	7
Zoning	R-G
HOA Fees	375
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Royal LePage Solutions
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