

# **\$714,500 - 227 Union Avenue Se, Calgary**

MLS® #A2234236

## **\$714,500**

3 Bedroom, 3.00 Bathroom, 1,132 sqft

Residential on 0.06 Acres

Seton, Calgary, Alberta

Price reduced to \$714,500. Bungalow looking for new owners to enjoy the 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 from 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 sky lights, pantry, recessed lighting, under valance lighting and a peninsula. The Den/music room or diner style nook is off the kitchen and has many uses.

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. A main floor laundry with access to the low-maintenance yard.

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 (23â€™™ x 24.5â€™™) with upper storage and a great size of garage that doesn't exist in this area. Pride of ownership throughoutâ€™™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	\$714,500
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, Oversized, Rear Drive, Work

# of Garages 2

## Interior

Interior Features Breakfast Bar, Ceiling Fan, Counters, High Ceilings, Low No Smoking Home, Open Recreation Facilities, Skylight

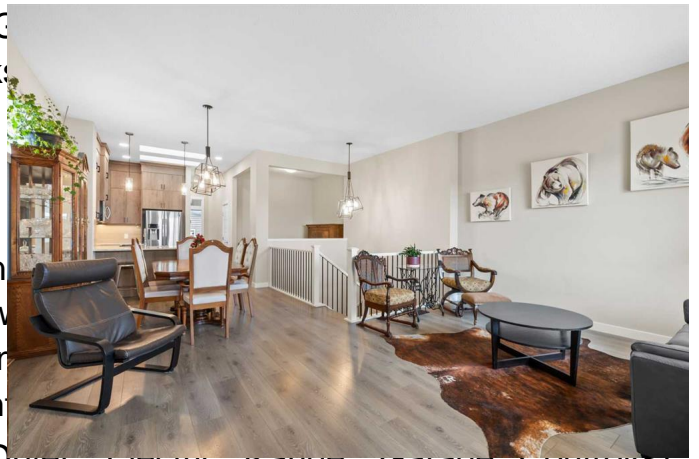
Appliances Bar Fridge, Dishwasher, Dryer, Electric Range, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

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 24th, 2025

Days on Market 27

Zoning R-G

HOA Fees 375

HOA Fees Freq. ANN

## Listing Details

Listing Office Royal LePage Solutions

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