

# \$2,350 - 435 Union Avenue Se, Calgary

MLS® #A2243215

**\$2,350**

0 Bedroom, 0.00 Bathroom, 1,646 sqft

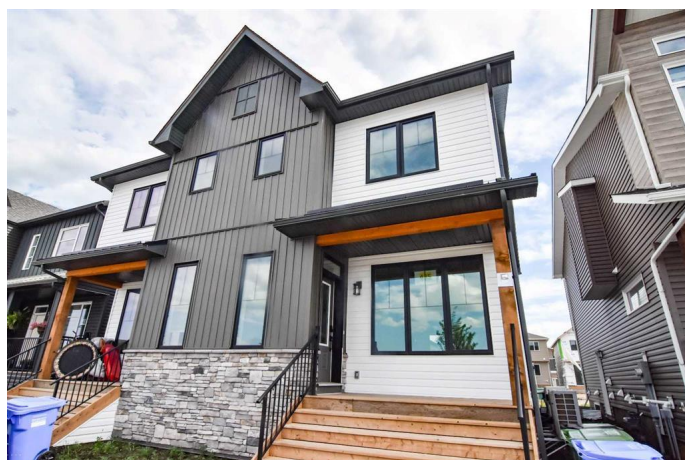
Rental on 0.00 Acres

Seton, Calgary, Alberta

NEW SEMI-DETACHED HOME IN SETON - WALKING DISTANCE TO AMENITIES. The main floor boasts expansive north-facing front windows which provide natural light throughout the living space during the day and optimal south sun in the backyard all evening! The open-concept layout is enhanced by 9-foot ceilings, offering a bright, comfortable living environment. The kitchen is a standout with full-height cabinetry, a large central island, a pantry, and a complete suite of stainless-steel appliances, including a chimney-style hood fan, and built-in microwave. The kitchen seamlessly flows into the dining area, with sliding patio doors leading out to the backyard—perfect for indoor-outdoor living. On the upper level, a central bonus room acts as a divider, offering privacy between the spacious primary suite and the two additional bedrooms. The primary suite features a walk-in closet, and a luxurious 4-piece ensuite with oversized vanity. Two more bedrooms, a full bathroom, and an upper-level laundry room complete this level. Basement suite has one bedroom and will be rented separately for \$1150 per month. HOUSE WAS BUILT WITH ENERGY EFFICIENCY FEATURES AND UTILITIES WILL BE LOWER THAN OTHER SIMILAR HOMES.

Built in 2025

## Essential Information



|                |          |
|----------------|----------|
| MLS® #         | A2243215 |
| Price          | \$2,350  |
| Bathrooms      | 0.00     |
| Square Footage | 1,646    |
| Acres          | 0.00     |
| Year Built     | 2025     |
| Type           | Rental   |
| Status         | Active   |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 435 Union Avenue Se |
| Subdivision | Seton               |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3M 3W7             |

### Amenities

|                |                           |
|----------------|---------------------------|
| Parking Spaces | 2                         |
| Parking        | Parking Pad, Alley Access |

### Interior

|              |                                                              |
|--------------|--------------------------------------------------------------|
| Appliances   | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator |
| Heating      | Forced Air                                                   |
| Has Basement | Yes                                                          |
| Basement     | Exterior Entry, Suite, See Remarks                           |

### Exterior

|                 |                 |
|-----------------|-----------------|
| Lot Description | Back Lane       |
| Roof            | Asphalt Shingle |
| Foundation      | Poured Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 15              |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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