

# \$669,000 - 247 Union Avenue Se, Calgary

MLS® #A2209141

**\$669,000**

3 Bedroom, 3.00 Bathroom, 1,802 sqft

Residential on 0.06 Acres

Seton, Calgary, Alberta

**\*\* Great Value & Quick Move In \*\* Double Car Garage \*\* 1800+ Sq Ft of luxury living space \*\* Upper 3 Bedroom + Bonus room home \*\* Park Front Location with a sunny south-facing back yard \*\* Immaculately maintained, bright and open plan. Modern design 2-story home located in the heart of the Award-winning Seton community. GOURMET KITCHEN - CHEF'S DELIGHT! Custom features include upgraded grey wood shaker style cabinet doors, an Efficient family-approved layout with stainless steel appliances, gas stove, a central island with a flush eating bar and microwave shelf, an under-mount stainless steel sink with a large window above, white quartz countertops, white subway tile backsplash, and stainless steel hood fan. Spacious dining room and great room combo, all with 9 ceilings. The larger floor plan offers an oversized front foyer and staircase landing. Super bright design!! All flooring is upgraded with LVP on the main floor, tile floors in the upper baths, and high-quality carpet on the stairs + bedrooms. BONUS: An upstairs bonus room is perfect for a home office, spare bedroom, or extra TV room. Three generously sized bedrooms & 2.5 bathrooms. NOTE: The primary bedroom offers south views, a private ensuite & oversized closet. Other upgrades: unspoiled basement, front covered entry, 24' x 22' Double car garage with lots of room for extra street parking. Excellent curb appeal, fully landscaped with fencing, rear 18'x 10' wood deck! Please feel free to call your**



friendly REALTOR(R) to view - QUICK possession date.

Built in 2020

### Essential Information

MLS® #	A2209141
Price	\$669,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,802
Acres	0.06
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	247 Union Avenue Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0N8

### Amenities

Amenities	Community Gardens
Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Side By Side
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
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Appliances	Central Air Conditioner, Dishwasher, Microwave, Range Hood, Range, Window Coverings, Humidifier
Heating	Central, Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Courtyard, Lighting, Private Yard
Lot Description	Back Lane, Front Yard, Landscaping
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Siding
Foundation	Poured Concrete

**247 UNION AVENUE SE**  
 RECA MEASUREMENT STANDARD - CALGARY, AB  
 MAIN LEVEL (AG) - 878.00 Sq Ft / 81.57 m²  
 UPPER LEVEL (AG) - 923.62 Sq Ft / 85.80 m²  
 TOTAL ABOVE GRADE RMS SIZE - 1,801.62 Sq Ft / 167.37 m²



### Additional Information

Date Listed	April 8th, 2025
Days on Market	42
Zoning	R-G
HOA Fees	375
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Jayman Realty Inc.
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