

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

MLS® #A2234236

\$699,500

3 Bedroom, 3.00 Bathroom, 1,132 sqft

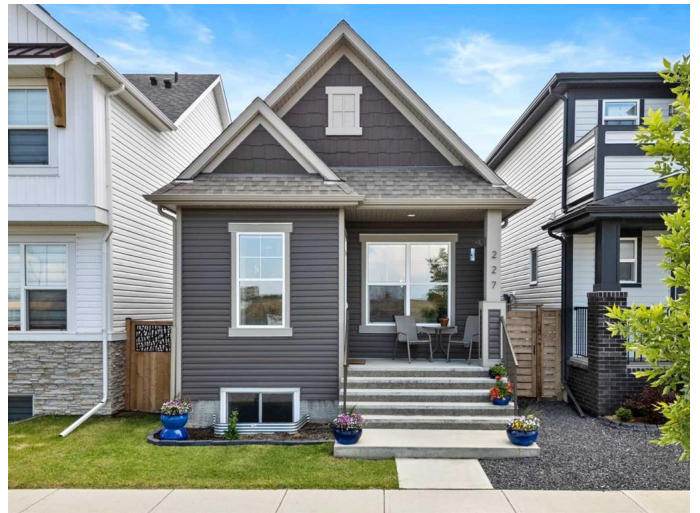
Residential on 0.06 Acres

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

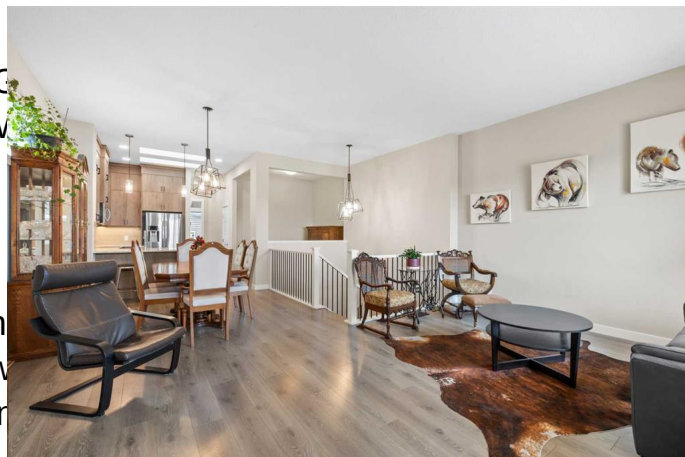
Amenities

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, Counters, High Ceilings, Low Ceilings, No Smoking Home, Open Concept, Skylight(s), Storage, Walk-In Closet(s), Recreation Facilities



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 45

Zoning R-G

HOA Fees 375

HOA Fees Freq. ANN

Listing Details

Listing Office Royal LePage Solutions

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.