

# \$735,000 - 169 Union Avenue Se, Calgary

MLS® #A2213687

**\$735,000**

4 Bedroom, 4.00 Bathroom, 1,746 sqft  
Residential on 0.06 Acres

Seton, Calgary, Alberta

OPEN HOUSE - Sunday April 27th 1pm-3pm.  
Welcome to 169 Union Avenue SE! Situated in a premium location across from a green space with an unobstructed view, this home is located in the highly sought-after community of Seton. Meticulously built and maintained, this residence offers the perfect blend of comfort, functionality, and style with high-end lighting and hardware throughout the home. With four bedrooms, three and a half bathrooms, and over 2,600 square feet of total living space, it's the ideal choice for families seeking both comfort and practicality. As you step inside, you're greeted by 9-foot ceilings and an open-concept living room that creates a bright and inviting atmosphere. Premium solid core vinyl plank flooring throughout the home along with top-down/Bottom-up Honeycomb blinds for all windows and with blackout blinds for the bedrooms allow you to create perfect lighting and mood for all occasions. The chef-inspired kitchen features high-end Samsung stainless-steel appliances, gas range, chimney-style hood fan, upgraded cabinets up to the ceiling, under cabinet valance lighting, quartz countertops, and a Blanco Silgranit composite sink. Adjacent to the kitchen is a practical mudroom completed with a walk-in pantry keeping daily essentials organized and close at hand. Completing the main floor is a stylishly upgraded powder room. Upstairs, the home continues to impress with a spacious central family room, offering a perfect retreat for relaxation and



entertainment. The primary bedroom is generously sized, featuring a walk-in, custom built closet, adding a touch of luxury and convenience. The spacious ensuite has been thoughtfully upgraded with a stand-up shower, double vanity with pull-out drawers, beautiful splash tiles, and additional dual cabinets for extra storage. Both the second-floor bathroom with tub and ensuite feature electrical outlets prepped for bidets. Two additional well-sized bedrooms and a conveniently located laundry room complete the upper level. The builder-developed basement with full height ceiling offers even more versatile living space. With a bedroom, full bathroom, and a spacious family room, it's perfect for guests, teens, or additional entertainment. Outside, enjoy an upgraded patio and an enlarged rear deck with 138 square feet of space, ideal for hosting or family hang outs. The property features a gate door at the side for added privacy and security. An extended concrete path runs from the back patio and along the side of the garage to the end of the lot in back alley, ensuring easy access. This home combines style and functionality in a prime location, close to schools, shopping, parks, the YMCA, and the future Seton Urban District offering the perfect balance of suburban tranquility and city convenience. Don't miss out on this one-of-a-kind home!

Built in 2020

### **Essential Information**

MLS® #	A2213687
Price	\$735,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,746

Acres	0.06
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	169 Union Avenue Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M3E8

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s), Smart Home
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Zero Lot Line
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 22nd, 2025
Days on Market	1
Zoning	R-G
HOA Fees	375
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
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