$679,900 - 227 Union Avenue Se, Calgary

MLS® #A2234236

$679,900

3 Bedroom, 3.00 Bathroom, 1,132 sqft
Residential on 0.06 Acres

Seton, Calgary, Alberta

Must be sold, Price reduced to $679,900.00 below assessment value
This is a 2169 sq. ft. fully developed Brookfield York bungalow that is 4 years old with a plan that is not available by the builder now. Spacious with 10 ft. high ceilings and open floorplan with lots of light. No New home GST! and with the upgrades that were added by the owners you could not even come close price wise to getting a finished home like this. There is a 23 x 24 ft heated Garage, storage in the top of the garage, landscaping, fencing, window coverings and a different more functional kitchen layout. It was also customized from the original York bungalow, so it has more room on the main floor with the den or breakfast nook.
The front porch opens to a sun-filled Living Room, Dining room for the family celebratory gatherings, 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 and large windows, 10 ft ceilings and a ceiling fan. There is a main floor laundry.
The back hallway accesses the low maintenance yard kitchen with a BBQ outlet.
The south back yard is smaller, no grass to cut

other than 5 ft across the front of the house, but still private.
The home is complete with wrought iron spindles on the staircase, luxury vinyl plank, tile and carpet. The one level lifestyle, featuring 9' basement ceilings. The fully developed basement includes a huge entertaining room with dry bar with upper cabinets and bar fridge. There are 2 great sized bedrooms for the Grandkids, with egress windows and both with walk in closets. A full 4-piece bath, computer nook, and storage under the stairs. There is an oversized heated garage (23â€™ x 24.5â€™) with upper storage and this size of garage doesn't exist in this area. Pride of ownership throughoutâ€”turnkey and ready to enjoy! Great amenities with CinePlex, South Campus hospital, shopping, River valley, easy access to Stoney Trail and to Highway 22 to Bragg Creek and Banff National Park.
Showhome $669,900 no garage

Built in 2020

Essential Information

MLS® #	A2234236
Price	$679,900
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, Garage Door Opener, Heated Garage, Oversized, Workshop in Garage, Garage Faces Rear, Rear Drive
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Storage, Walk-In Closet(s), Dry Bar, Recreation Facilities
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Bar Fridge, Electric Range, Humidifier
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, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 24th, 2025
Days on Market	66

Zoning	R-G
HOA Fees	375
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Solutions

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