# \$649,900 - 419 Union Avenue Se, Calgary

MLS® #A2249441

### \$649,900

3 Bedroom, 3.00 Bathroom, 1,675 sqft Residential on 0.08 Acres

Seton, Calgary, Alberta

SHOW HOME FOR SALE! The beautiful Oak show home by Brookfield Residential is now for sale! This brand new home is situated on a corner lot and includes countless upgrades throughout. Featuring 2 living areas, 3 bedrooms, 2.5 bathrooms, an insulated and heated double detached garage and a full basement with side entrance that awaits your imagination. The open concept main level features a central gourmet kitchen with built-in appliances which opens to both the living and dining spaces - making this the perfect home for entertaining! Walls of windows on the front, back and side of this home that is positioned on a corner lot allow for naturalA light to flood the home all day long. The expansive main level living space is complete with a central fireplace and access to the backyard which is complete with a large deck. The upper level features a central bonus room that separates the primary suite from the secondary rooms for added privacy. The primary suite includes a large walk-in closet and is complete with a full ensuite with walk-in tiled shower. Two more bedrooms, a full bathroom and laundry room complete the upper level. The side entrances on the main level opens up more possibilities for the future basement development on the large side-yard. Completing the exterior of the home is a heated double detached garage, landscaping, irrigation and partial fencing. If the south sun gets warm in the backyard, the central A/C will keep you cool all summer long. Custom window treatments (motorized),





upgraded railing, gemstone lights, and wallpaper are just some of the features of this professionally designed show home model. Builder warranty and Alberta New Home Warranty allow you to purchase with peace of mind! Don't wait, these rare offerings never last.Â

#### Built in 2023

#### **Essential Information**

MLS® # A2249441 Price \$649,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,675 Acres 0.08 Year Built 2023

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 419 Union Avenue Se

Subdivision Seton
City Calgary
County Calgary
Province Alberta
Postal Code T3M 3S2

#### **Amenities**

Amenities None Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features No Animal Home, No Smok

Counters, Separate Entrance

Appliances Built-In Oven, Dishwasher, D

Washer, Window Coverings,

Heating Forced Air
Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Electric

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features BBQ gas line, Private Entran

Lot Description Back Lane, Back Yard, Fron

Lot

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed August 19th, 2025

Days on Market 71

Zoning RG

HOA Fees 375

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Charles

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.

