

# \$498,900 - 467 Union Avenue Se, Calgary

MLS® #A2182617

**\$498,900**

3 Bedroom, 3.00 Bathroom, 1,265 sqft

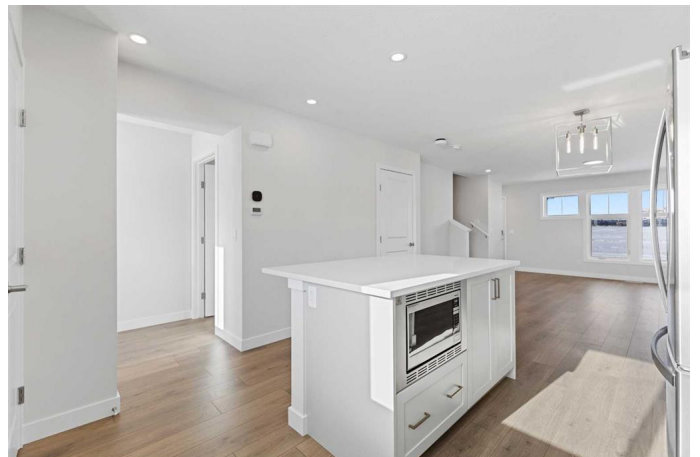
Residential on 0.04 Acres

Seton, Calgary, Alberta

**\*PREMIER TOWN HOME**

**COLLECTION\*BEAUTIFUL JAYMAN BUILT  
NEW HOME\*SOLAR & SMART TECH\*NO  
CONDO FEES\*PARKING FOR 2 CARS\*** This

lovely 2 story townhouse features a nice open floor plan that flows smoothly into the modern kitchen with a centralized flush eating bar, Elegant Polaire QUARTZ counters, full pantry, Stainless Steel WHIRLPOOL appliances that includes a 25 cu ft French Door Refrigerator with icemaker, Broan Power Pack hood fan with shroud, built-in Panasonic microwave with trim kit and upgraded slide in smooth top stove. As well as a convenient half bath + nice back entry! The 2nd level offers a Primary Suite with a private 3 piece en suite & walk-in closet along with 2 additional spacious bedrooms & a full 4 piece main bath. Bonus: Upper Laundry room! The unfinished basement provides roughed in plumbing & an opportunity for you to create & finish your ideal additional living space. Beautiful interior selections that include a silgranite sink & soft close drawers. Other upgrades include 4x4 rear landing with concrete patio, Fully fenced and landscaped, QUARTZ counters tops in kitchen and bathrooms, Triple Pane Windows, 10 solar panels, BuiltGreen Canada Standard with an EnerGuide rating, UV-C ultraviolet light air purification system, high efficiency furnace with Merv 13 filters & HRV unit, Navien-Brand tankless hot water heater and Smart Home Technology Solutions. Enjoy living in this beautiful new community with nature as your



back drop and trails within steps of your brand new Jayman BUILT Home. South Health Campus, World's largest YMCA, Cineplex and shopping all close by. Seton, a vibrant Southeast community that has everything you need to live, work and play. Live the lifestyle of a Village with all of the amenities of a big city.

Built in 2023

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2182617      |
| Price          | \$498,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,265         |
| Acres          | 0.04          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 467 Union Avenue Se |
| Subdivision | Seton               |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3M 3W7             |

**Amenities**

|                |  |
|----------------|--|
| Amenities      | Picnic Area, Playground, Park                          |
| Parking Spaces | 2  |
| Parking        | Gravel Driveway, Off Street, Parking Pad, Side By Side |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Breakfast Bar, Low Flow Plumbing Fixtures, No Animal Home, Open Floorplan, Smart Home |
| Appliances        | Dishwasher, Refrigerator, Dryer, Electric Stove, Microwave, Range Hood, Tankless Water Heater, Washer  |
| Heating           | Forced Air, High Efficiency, Natural Gas   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard  |
| Lot Description   | Back Yard, Front Yard, Landscaped, Rectangular Lot, Back Lane, Low Maintenance Landscape, Street Lighting |
| Roof              | Asphalt Shingle   |
| Construction      | Composite Siding, Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | December 6th, 2024 |
| Days on Market | 130                |
| Zoning         | R-G                |
| HOA Fees       | 375                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

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