

# \$715,982 - 575 Union Avenue Se, Calgary

MLS® #A2186324

**\$715,982**

4 Bedroom, 4.00 Bathroom, 1,682 sqft

Residential on 0.09 Acres

Seton, Calgary, Alberta

The brand new 'Alder' by Brookfield Residential offers functionality and affordability with its fully legal basement suite providing an additional revenue source! Situated on a large corner lot, this beautiful new home features 2 living areas, 3 bedrooms, 2.5 bathrooms and a flex space perfect for a home office + a fully legal basement suite with its own private side entrance. Featuring nearly 1,700 square feet of living space above grade, this home is perfect for first time buyers, investors or those looking to downsize. The open concept main level is the ideal space for entertaining with a kitchen that is open to both living and dining areas. The front of the home features an expansive living area with central electric fireplace and it opens to the central dining area and kitchen at the back of the home. The timeless kitchen features light cabinetry with subway tile backsplash, stainless steel appliances, and a large pantry for additional storage. The kitchen overlooks the south-facing backyard, providing added natural light inside and the perfect outdoor living space. The main level is complete with a 'flex' space (perfect for a home office area), a 2 pc bathroom and a mud room. The second level has a central bonus space that separates the primary suite from the secondary bedrooms. The expansive 12'x15' primary suite is complete with a walk-in closet and private 4 pc ensuite with dual sinks and a walk-in shower. Two more bedrooms and a laundry closet complete the second level. The



fully separate legal basement suite is accessed on the side of the property and has a large living area, dining space, full kitchen, bedroom, bathroom and laundry closet in addition to a large utility room with additional storage. Lastly, this brand new home comes with builder warranty + Alberta New Home Warranty, meaning that you can purchase this home with peace of mind. This large corner lot isn't an everyday offering, so don't wait!

Built in 2024

### Essential Information

MLS® #	A2186324
Price	\$715,982
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,682
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	575 Union Avenue Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3W5

### Amenities

Amenities	None
Parking Spaces	2

Parking Parking Pad

## Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Double Vanity, Separate Entrance

Appliances Dishwasher, Dryer, Microwave Hood Fan, Stove(s), Washer, Built-In Refrigerator

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Finished, Full, Exterior Entry, Suite

## Exterior

Exterior Features Private Yard, Private Entrance

Lot Description Back Lane, Back Yard, Corner Lot, Front Yard, Private

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed January 8th, 2025

Days on Market 65

Zoning R-G

HOA Fees 375

HOA Fees Freq. ANN

## Listing Details

Listing Office Charles

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