

# \$698,900 - 247 Union Avenue Se, Calgary

MLS® #A2193876

**\$698,900**

3 Bedroom, 3.00 Bathroom, 1,802 sqft  
Residential on 0.06 Acres

Seton, Calgary, Alberta

**\*\* Great Value & Under \$700K \*\* Double Car Garage \*\* 1800+ Sq Ft of luxury living space \*\* Upper 3 Bedroom + Bonus room home \*\* Park Front Location with a sunny south facing back yard \*\* Immaculately maintained bright and open plan. Modern design 2-story home located in the heart of the Award-winning Seton community. GOURMET KITCHEN - CHEF'S DELIGHT! Custom features include upgraded grey wood shaker style cabinet doors, an Efficient family-approved layout with stainless steel appliances, gas stove, a central island with a flush eating bar and microwave shelf, an under-mount stainless steel sink with a large window above, white quartz countertops, white subway tile backsplash, and stainless steel hood fan. Spacious dining room and great room combo all with 9' ceilings. Just so you know, the larger floor plan offers an oversized front foyer and staircase landing. Super bright design!! All flooring is upgraded with LVP on the main floor, tile floors in the upper baths, and high-quality carpet on the stairs + bedrooms. BONUS: An upstairs bonus room is perfect for a home office, spare bedroom, or extra TV room. Three generous size bedrooms & 2.5 bathrooms. NOTE: The primary bedroom offers south views, a private ensuite & big closet. Other upgrades: unspoiled basement, front covered entry, 24' x 22' Double car garage with lots of room for extra street parking. Excellent curb appeal, fully landscaped with fencing, rear 18'x 10' wood deck! You can call your friendly**



**247 UNION AVENUE SE**  
RICA MEASUREMENT STANDARD - CALGARY AB  
MAIN LEVEL (AG) - 878.00 Sq Ft / 81.57 m<sup>2</sup>  
UPPER LEVEL (AG) - 923.62 Sq Ft / 85.80 m<sup>2</sup>  
TOTAL ABOVE GRADE RMS SIZE - 1,801.62 Sq Ft / 167.37 m<sup>2</sup>



REALTOR(R) to view - March 2024  
possession date.

Built in 2020

### Essential Information

MLS® #	A2193876
Price	\$698,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,802
Acres	0.06
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	247 Union Avenue Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0N8

### Amenities

Amenities	Community Gardens
Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Side By Side
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
-------------------	--

Appliances Central Air Conditioner, Dishwasher, Humidifier, Microwave, Range Hood, Softener, Window Coverings

Heating Central, Forced Air

Cooling Central Air

Has Basement Yes

Basement Full, Unfinished



## Exterior

Exterior Features Courtyard, Lighting, Private Yard, Rain Gutters

Lot Description Back Lane, Front Yard, Landscaped, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame, Shingle Siding

Foundation Poured Concrete

## Additional Information

Date Listed February 13th, 2025

Days on Market 52

Zoning R-G

HOA Fees 375

HOA Fees Freq. ANN

## Listing Details

Listing Office Jayman Realty Inc.

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