

# **\$689,900 - 227 Union Avenue Se, Calgary**

MLS® #A2234236

**\$689,900**

3 Bedroom, 3.00 Bathroom, 1,132 sqft

Residential on 0.06 Acres

Seton, Calgary, Alberta

This Brookfield bungalow might look small from the front however it is spacious with high ceiling and open floorplan with lots of light. It is looking for new owners to enjoy the one level lifestyle. Fully Finished & Move-In Ready! No New home GST! It was also customized from the original York bungalow so it has more room in the living area.

Why wait to build? This 4-year-old bungalow is packed with upgrades you won't get included from the the builder, like a 23 x 24 ft heated Garage, landscaping, fencing. Featuring 10' main floor ceilings, 9' basement ceilings, and a bright open layout. The front porch opens to a sun-filled Living Room, adjacent dining area, 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. Large windows, 10 ft ceilings and a ceiling fan. There is a main floor laundry. Off of the kitchen is access to the low-maintenance yard with a BBQ outlet. The home is complete with wrought iron spindles on the staircase, luxury vinyl plank, tile and carpet. The fully developed basement



includes a huge entertaining room with dry bar with upper cabinets and bar fridge. There are 2 good sized bedrooms, with egress windows and both with walk in closets. A full 4 piece bath, computer nook, and storage under the stairs. The south back yard is smaller, no grass to cut other than 5 ft across the front of the house, but still private. There is an oversized heated garage (23' x 24.5') with upper storage and a this size of garage doesn't exist in this area. Pride of ownership throughout"turnkey and ready to enjoy! Great amenities with CinePlex, South Campus hospital, River valley, easy access to Stoney Trail and to Highway 22 to Bragg Creek and Banff National Park.

Built in 2020

### Essential Information

MLS® #	A2234236
Price	\$689,900
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, G  
Heated Garage, Oversized, V  
# 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, Recreation Facilities, Storage, Walk-In Closet(s), Dry Bar, Skylight(s)  
Appliances Bar Fridge, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, 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  
Foundation Poured Concrete

**Additional Information**

Date Listed June 24th, 2025  
Days on Market 58  
Zoning R-G  
HOA Fees 375  
HOA Fees Freq. ANN

**Listing Details**

Listing Office Royal LePage Solutions

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.