

# \$629,900 - 335 Union Avenue Se, Calgary

MLS® #A2218414

**\$629,900**

4 Bedroom, 4.00 Bathroom, 1,496 sqft

Residential on 0.06 Acres

Seton, Calgary, Alberta

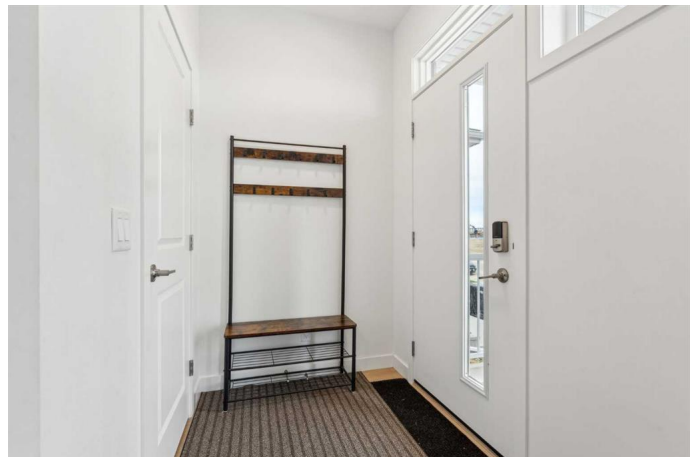
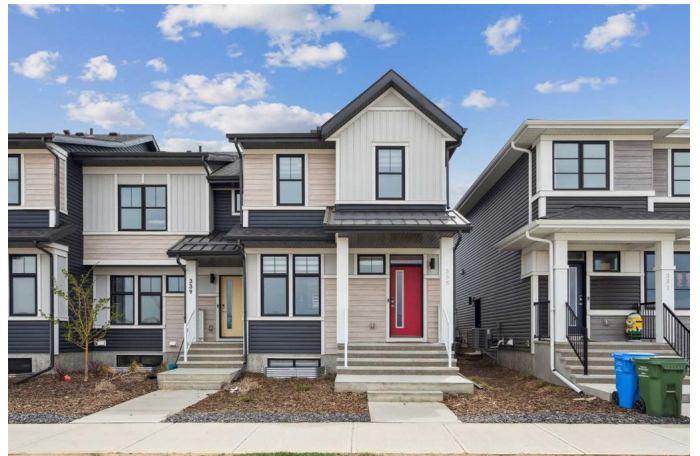
\* NO CONDO FEES \* SOLAR PANELS \*  
SMART HOME \* FINISHED BASEMENT  
WITH BAR \* SIDE ENTRANCE \* A/C \*  
DOUBLE DETACHED GARAGE INSULATED

\* Welcome to your dream home where style meets functionality in the heart of Seton! This impressive 2-storey townhouse is loaded with UPGRADES and modern features, starting with 10 SOLAR PANELS for energy efficiency and long-term savings. The SMART HOME SYSTEM is fully integrated with ALEXA COMPATIBILITY, allowing you to control lights, temperature, and more with just your voice.

The spacious main floor offers an open concept layout with a bright living area, 9FT RAISED CEILINGS, and elegant QUARTZ COUNTERTOPS in both the kitchen and bathrooms. The kitchen is beautifully finished with stainless steel appliances, a central island, and plenty of storage.

Upstairs, youâ€™ll find a serene primary bedroom with MOTORIZED BLACKOUT BLINDS, walk-in closet, and a private ensuite. All other windows come with CUSTOM WINDOW COVERINGS included.

Head downstairs to a FULLY FINISHED BASEMENT, complete with a WET BAR, cabinets, sink, and a SEPARATE SIDE ENTRANCE â€“ perfect for guests and media room.



The DOUBLE DETACHED GARAGE IS INSULATED, ideal for Calgary winters. Bonus features include AIR CONDITIONING, WATER SOFTENER, and a landscaped backyard with a deck to enjoy summer evenings.

Live in one of Calgary’s most vibrant communities – steps from schools, parks, walking trails, South Health Campus, Seton YMCA (World's Largest!), Cineplex, and fantastic shopping and dining options. Seton truly offers the lifestyle of a village with all the amenities of a big city.

Don't miss your chance to own a TURN-KEY, ENERGY-EFFICIENT, TECH-ENABLED HOME in an unbeatable location!

Built in 2024

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2218414      |
| Price          | \$629,900     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,496         |
| Acres          | 0.06          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 335 Union Avenue Se |
| Subdivision | Seton               |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3M 3R8 |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Park, Picnic Area, Playground  |
| Parking Spaces | 2  |
| Parking        | Double Garage Detached, In Garage Electric Vehicle Charging Station(s), Insulated, Plug-In |
| # of Garages   | 2  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Water Softener, Window Coverings, Wine Refrigerator                                      |
| Heating           | High Efficiency, Forced Air, Natural Gas   |
| Cooling           | Central Air  |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Finished, Full   |

### Exterior

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

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 40            |
| Zoning         | T3M 3R8       |
| HOA Fees       | 350           |
| HOA Fees Freq. | ANN           |

### Listing Details

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