# \$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 Breakfast Bar, Vinyl Windows, Kitchen Island, Low Flow Plumbing

Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Tankless Hot Water,

Walk-In Closet(s)

Appliances Dishwasher, Microwave, Refrigerator, Dryer, Electric Stove, 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 Landscaped, Low Maintenance Landscape, Back Lane, Back Yard,

Front Yard, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame, Composite Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed December 6th, 2024

Days on Market 134 Zoning R-G

HOA Fees 375

HOA Fees Freq. ANN

### **Listing Details**

Listing Office Jayman Realty Inc.

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