

# \$660,000 - 335 Union Avenue Se, Calgary

MLS® #A2218414

**\$660,000**

4 Bedroom, 4.00 Bathroom, 1,496 sqft

Residential on 0.06 Acres

Seton, Calgary, Alberta

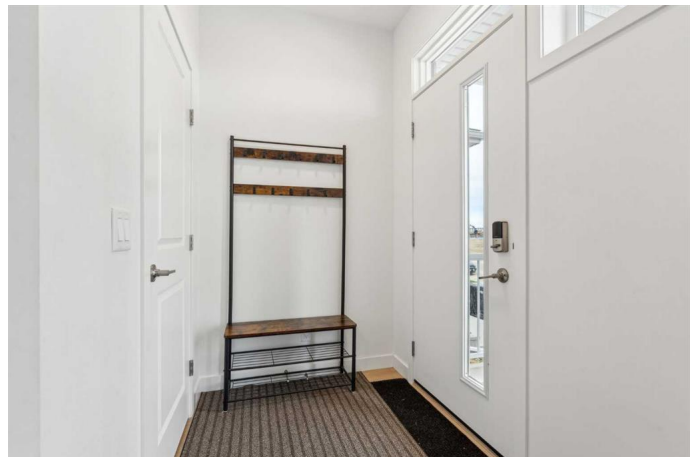
\* NO CONDO FEES \* SOLAR PANELS \*  
SMART HOME \* FINISHED BASEMENT  
WITH BAR \* SIDE ENTRANCE \* A/C \*  
DOUBLE DETACHED GARAGE INSULATED

\* 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	\$660,000
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, Playground, Picnic Area
Parking Spaces	2
Parking	Double Garage Detached, Insulated, In Garage Electric Vehicle Charging Station(s), 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	3
Zoning	T3M 3R8
HOA Fees	350
HOA Fees Freq.	ANN

### Listing Details

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.