



169 Union Avenue Calgary Alberta

\$720,000

Welcome to 169 Union Avenue SE! Situated in a premium location across from a green space with an unobstructed view, this home is located in the highly sought-after community of Seton. Meticulously built and maintained, this residence offers the perfect blend of comfort, functionality, and style with high-end lighting and hardware throughout the home. With four bedrooms, three and a half bathrooms, and over 2,600 square feet of total living space, it's the ideal choice for families seeking both comfort and practicality. As you step inside, you're greeted by 9-foot ceilings and an open-concept living room that creates a bright and inviting atmosphere. Premium solid core vinyl plank flooring throughout the home along with top-down/Bottom-up Honeycomb blinds for all windows and with blackout blinds for the bedrooms allow you to create perfect lighting and mood for all occasions. The chef-inspired kitchen features high-end Samsung stainless-steel appliances, gas range, chimney-style hood fan, upgraded cabinets up to the ceiling, under cabinet valance lighting, quartz countertops, and a Blanco Silgranit composite sink. Adjacent to the kitchen is a practical mudroom completed with a walk-in pantry keeping daily essentials organized and close at hand. Completing the main floor is a stylishly upgraded powder room. Upstairs, the home continues to impress with a spacious central family room, offering a perfect retreat for relaxation and entertainment. The primary bedroom is generously sized, featuring a walk-in, custom built closet, adding a touch of luxury and convenience. The spacious ensuite has been thoughtfully upgraded with a stand-up shower, double vanity with pull-out drawers, beautiful splash tiles, and additional dual cabinets for extra storage. Both the second-floor bathroom with tub and ensuite feature electrical outlets prepped for bidets. Two additional well-siz...

Bedroom 9.67 Ft x 9.83 Ft

Family room 13.83 Ft x 19.92 Ft

Furnace 8.00 Ft x 10.00 Ft

4pc Bathroom Measurements not available

Other 6.00 Ft x 6.50 Ft

Kitchen 12.92 Ft x 17.08 Ft

2pc Bathroom Measurements not available

Primary Bedroom 11.75 Ft x 13.75 Ft

Bedroom 9.58 Ft x 11.08 Ft

Bedroom 8.83 Ft x 9.17 Ft

Bonus Room 12.25 Ft x 13.50 Ft

Laundry room 3.25 Ft x 4.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:
eXp Realty

<http://www.justinhavre.com/>

RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net

Dining room 9.00 Ft x 12.25 Ft
Living room 14.25 Ft x 16.69 Ft
Other 5.42 Ft x 5.92 Ft

4pc Bathroom Measurements not available
4pc Bathroom Measurements not available