



335 Union Avenue Calgary Alberta

\$629,900

* 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, you'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 -- 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! (id:6769)

3pc Bathroom 5.42 Ft x 11.00 Ft
4pc Bathroom 4.92 Ft x 9.00 Ft
Bedroom 8.67 Ft x 12.25 Ft
Bedroom 8.33 Ft x 14.33 Ft
Primary Bedroom 11.25 Ft x 16.50 Ft
3pc Bathroom 4.92 Ft x 8.00 Ft
Bedroom 7.58 Ft x 12.33 Ft

Office 8.42 Ft x 7.67 Ft
Recreational, Games room 16.42 Ft x 12.83 Ft
Furnace 7.58 Ft x 12.75 Ft
2pc Bathroom 5.00 Ft x 5.00 Ft
Dining room 12.83 Ft x 9.75 Ft
Kitchen 12.50 Ft x 14.25 Ft
Living room 11.50 Ft x 15.92 Ft

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Listing Presented By:



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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca