



435 UNION Avenue Calgary Alberta

\$2,350

NEW SEMI-DETACHED HOME IN SETON - WALKING DISTANCE TO AMENITIES. The main floor boasts expansive north-facing front windows which provide natural light throughout the living space during the day and optimal south sun in the backyard all evening! The open-concept layout is enhanced by 9-foot ceilings, offering a bright, comfortable living environment. The kitchen is a standout with full-height cabinetry, a large central island, a pantry, and a complete suite of stainless-steel appliances, including a chimney-style hood fan, and built-in microwave. The kitchen seamlessly flows into the dining area, with sliding patio doors leading out to the backyard—perfect for indoor-outdoor living. On the upper level, a central bonus room acts as a divider, offering privacy between the spacious primary suite and the two additional bedrooms. The primary suite features a walk-in closet, and a luxurious 4-piece ensuite with oversized vanity. Two more bedrooms, a full bathroom, and an upper-level laundry room complete this level. Basement suite has one bedroom and will be rented separately for \$1150 per month. HOUSE WAS BUILT WITH ENERGY EFFICIENCY FEATURES AND UTILITIES WILL BE LOWER THAN OTHER SIMILAR HOMES. (id:6769)

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