

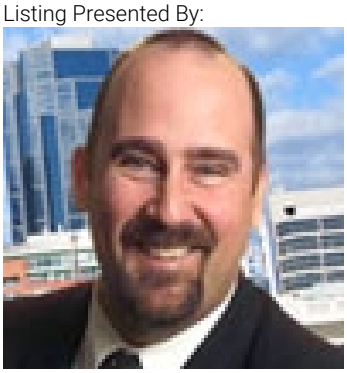
311 Union Avenue Calgary Alberta

$619,000

Modern 2024-Built Home with a Legal Basement Suite & Your Mortgage Helper Welcome to this beautifully designed, nearly new home in the desirable community of Seton. Built in 2024, this home offers the peace of mind and modern finishes of a newer property, combined with the exceptional value of a fully legal basement suite. Enjoy unobstructed views with no homes currently across the street, with a future park planned for the site, offering an open outlook and added privacy.The main home features **3 bedrooms and 3 bathrooms**, with a bright, open-concept layout designed for comfortable everyday living and entertaining. The contemporary kitchen offers a functional layout with modern cabinetry, quality finishes, and a spacious living and dining area that creates a welcoming main living space.Downstairs, the **legal basement suite** provides a separate and private living space with its **own kitchen, laundry, bathroom, and separate entrance + bonus room with door **, making it an excellent mortgage-helper. The basement is currently rented to a tenant through July 2027, providing an immediate and stable source of rental income that can help offset carrying costs and mortgage payments.With a total of **4 bedrooms and 4 bathrooms**, this home offers an ideal combination of modern living, flexibility, and income potential. Located in the vibrant Seton community, you'll be close to shopping, restaurants, schools, parks, transit, and major amenities, including the South Health Campus.Whether you're a first-time buyer looking for a home that can help with the mortgage, an investor seeking rental income, or a family wanting flexible living space, this 2024-built property is an opportunity worth seeing. (id:6769)

Primary Bedroom 11.00 Ft x 12.92 Ft
Bedroom 9.58 Ft x 11.00 Ft
Bedroom 8.17 Ft x 11.92 Ft
4pc Bathroom 7.92 Ft x 4.92 Ft
4pc Bathroom 5.75 Ft x 12.33 Ft
Family room 11.58 Ft x 16.58 Ft
Laundry room 6.33 Ft x 6.67 Ft
4pc Bathroom 4.92 Ft x 8.92 Ft
Kitchen 8.83 Ft x 8.75 Ft
Living room 12.67 Ft x 21.33 Ft
Bonus Room 4.75 Ft x 9.67 Ft
Dining room 7.17 Ft x 13.33 Ft
Kitchen 9.67 Ft x 14.08 Ft
Living room 17.17 Ft x 12.92 Ft

Listing Presented By:



Originally Listed by:
2% Realty

RE/MAX Realty Professionals

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Bedroom 10.67 Ft x 13.00 Ft

2pc Bathroom 3.00 Ft x 8.42 Ft