



THE
A-TEAM

**RE/MAX
FIRST**

455 UNION Avenue, Calgary T3M 3W5

MLS®#: **A2176760**

Area: **Seton**

Listing Date: **11/06/24**

List Price: **\$539,900**

Status: **Active**

County: **Calgary**

Change: **+\$11k, 19-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar: **1,948 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,267**

Low Sqft:

Ttl Sqft: **1,267**

DOM

45

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **0**

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Front Yard,Low Maintenance Landscape,Landscaped,Street Lighting,Rectangular Lot Gravel Driveway,Off Street,Parking Pad,Side By Side

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Composite Siding,Vinyl Siding,Wood Frame,Wood Siding**

Flooring: **Carpet,Laminate,Vinyl**

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Tankless Water Heater**
Int Feat: **Breakfast Bar,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Smart Home,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	12`1" x 9`9"	Living Room	Main	12`1" x 12`0"
2pc Bathroom	Main	0`0" x 0`0"	Kitchen	Main	12`1" x 11`5"
Bedroom	Upper	8`4" x 9`6"	Bedroom	Upper	8`4" x 9`6"
Bedroom - Primary	Upper	11`0" x 11`0"	4pc Bathroom	Upper	0`0" x 0`0"
3pc Ensuite bath	Upper	0`0" x 0`0"	Laundry	Upper	0`0" x 0`0"

