467 UNION Avenue, Calgary T3M 3W7

MLS®#:	**A2182617**	Area:	**Seton**	Listing Date:	**12/06/24**	List Price:	**$539,900**
Status:	**Active**	County:	**Calgary**	Change:	**None**	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:	
Access:	
Lot Feat:	**Back Lane,Back Yard,Front Yard,Low Maintenance Landscape,Landscaped,Street Lighting,Rectangular Lot**
Park Feat:	**Gravel Driveway,Off Street,Parking Pad,Side By Side**

Finished Floor Area

Abv Sqft:	**1,265**
Low Sqft:	
Ttl Sqft:	**1,265**

DOM

15

Layout

Beds:	**3 (3)**
Baths:	**2.5 (2 1)**
Style:	**2 Storey**

Parking

Ttl Park:	**2**
Garage Sz:	**0**

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
Flooring:
Carpet,Laminate,Vinyl
Water Source:
Public
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer**
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

Room	Level	Dimensions	Room	Level	Dimensions
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"**

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	**R-G**

Legal Desc: **2311056**

Remarks

Pub Rmks: ***PREMIER TOWN HOME COLLECTION*BEAUTIFUL JAYMAN BUILT NEW HOME*SOLAR & SMART TECH*NO CONDO FEES*PARKING FOR 2 CARS* This lovely 2 story townhouse features a nice open floor plan that flows smoothly into the modern kitchen with a centralized flush eating bar, Elegant Polaire QUARTZ counters, full pantry, Stainless Steel WHIRLPOOL appliances that includes a 25 cu ft French Door Refrigerator with icemaker, Broan Power Pack hood fan with shroud, built-in Panasonic microwave with trim kit and upgraded slide in smooth top stove. As well as a convenient half bath + nice back entry! The 2nd level offers a Primary Suite with a private 3 piece en suite & walk-in closet along with 2 additional spacious bedrooms & a full 4 piece main bath. Bonus: Upper Laundry room! The unfinished basement provides roughed in plumbing & an opportunity for you to create & finish your ideal additional living space. Beautiful interior selections that include a silgranite sink & soft close drawers. Other upgrades include 4x4 rear landing with concrete patio, Fully fenced and landscaped, QUARTZ counters tops in kitchen and bathrooms, Triple Pane Windows, 10 solar panels, BuiltGreen Canada Standard with an EnerGuide rating, UV-C ultraviolet light air purification system, high efficiency furnace with Merv 13 filters & HRV unit, Navien-Brand tankless hot water heater and Smart Home Technology Solutions. Enjoy living in this beautiful new community with nature as your back drop and trails within steps of your brand new Jayman BUILT Home. South Health Campus, World's largest YMCA, Cineplex and shopping all close by. Seton, a vibrant Southeast community that has everything you need to live, work and play. Live the lifestyle of a Village with all of the amenities of a big city.**

Inclusions: **N/A**

Property Listed By: **Jayman Realty Inc.**

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