

## 507 UNION Avenue, Calgary T3M 3W5

MLS®#:	A2182621	Area:	Seton	Listing Date:	12/06/24	List Price: <b>\$539,900</b>
Status:	Active	County:	Calgary	Change:	None	Association: Fort McMurray



Information				DOM	
pe:	Residential			15	
e:	Row/Townhouse	2		Layout	
vn:	Calgary	Finished Floor Ar	<u>ea</u>	Beds:	3 (3 )
ilt:	2023	Abv Sqft:	1,267	Baths:	2.5 (2 1)
<u>mation</u>		Low Sqft:		Style:	2 Storey
r:	1,948 sqft	Ttl Sqft:	1,267		
be:				Parking	
				Ttl Park:	2
				Garage Sz:	0

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		Construction:						
Heating:	High Efficiency, Forced Air, Natural G		Composite Siding, Vinyl Siding, Wood Frame						
Sewer:			Flooring:						
Ext Feat:	Private Yard		Carpet, Laminate, Vinyl	5					
			Water Source:						
			Public						
			Fnd/Bsmt:						
			Poured Concrete						
Kitchen Appl:	Dishwasher,Dryer,E	Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer Breakfast Bar,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Smart							
Int Feat:									
	Home Tankless Hot	Water, Vinyl Windows, Walk-In Close	+(a)	• • •					
		water, winyr windows, waik-in ciose	L(S)						
Utilities:		Water, Why Whidows, Wak-In Close	(5)						
Utilities:			Room Information						
Utilities: 	Level	Dimensions		Level	Dimensions				
			Room Information	<u>Level</u> Main	Dimensions 12`1" x 12`0"				
Room	<u>Level</u> Main	Dimensions	Room Information						
<u>Room</u> Dining Room	<u>Level</u> Main Main	Dimensions 12`1" x 9`9"	Room Information   Room   Living Room	Main Main	12`1" x 12`0"				
<u>Room</u> Dining Room 2pc Bathroom	<u>Level</u> Main Main Upper	Dimensions 12`1" x 9`9" 0`0" x 0`0"	Room Information   Room   Living Room   Kitchen	Main	12`1" x 12`0" 12`1" x 11`5"				

Legal/Tax/Financial				
Title: <b>Fee Simple</b> Legal Desc:	Zoning: R-G 2311056 Remarks			
Pub Rmks: Inclusions: Property Listed By:	*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. N/A Jayman Realty Inc.			

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