



THE
A-TEAM

**RE/MAX
FIRST**

247 UNION Avenue, Calgary T3P 0N8

MLS®#: **A2186079**

Area: **Seton**

Listing Date: **01/07/25**

List Price: **\$724,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2020**

Lot Information

Lot Sz Ar: **2,744 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,801**
Low Sqft:
Ttl Sqft: **1,801**

DOM

25
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Front Yard,Landscaped,Street Lighting,Rectangular Lot**
Park Feat: **Double Garage Detached,Garage Door Opener,Garage Faces Rear,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Forced Air**
Sewer:
Ext Feat: **Courtyard,Lighting,Private Yard,Rain Gutters**

Construction: **Shingle Siding,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Gas Stove,Humidifier,Microwave,Range Hood,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**
Int Feat: **Breakfast Bar,Chandelier,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Storage,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|-------|----------------|--------------|-------|----------------|
| Living Room | Main | 16`0" x 12`10" | Kitchen | Main | 16`0" x 91`10" |
| Dining Room | Main | 12`10" x 12`0" | Foyer | Main | 11`10" x 6`0" |
| Laundry | Upper | 7`4" x 4`11" | 2pc Bathroom | Main | 0`0" x 0`0" |
| Bedroom - Primary | Upper | 12`5" x 11`0" | Bedroom | Upper | 9`11" x 9`7" |
| 4pc Ensuite bath | Upper | 0`0" x 0`0" | Bedroom | Upper | 10`8" x 8`11" |
| Bonus Room | Upper | 13`6" x 9`10" | Mud Room | Main | 7`8" x 3`10" |
| 4pc Bathroom | Upper | | | | |

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

R-G

1912455

Remarks

Pub Rmks: **** Great Value ** Double Car Garage ** 1800+ Sq Ft of luxury living space ** Upper 3 Bedroom + Bonus room home ** Park Location with south facing back yard ** Immaculately maintained bright and open plan. Modern design 2-story home located in the heart of the Award-winning Seton community. GOURMET KITCHEN - CHEF'S DELIGHT! Custom features include upgraded grey wood shaker style cabinet doors, an Efficient family-approved layout with stainless steel appliances, gas stove, a central island with a flush eating bar and microwave shelf, an under-mount stainless steel sink with a large window above, white quartz countertops, white subway tile backsplash, and stainless steel hood fan. Spacious dining room and great room combo all with 9' ceilings. Just so you know, the larger floor plan offers an oversized front foyer and staircase landing. Super bright design!! All flooring is upgraded with LVP on the main floor, tile floors in the upper baths, and high-quality carpet on the stairs + bedrooms. BONUS: An upstairs bonus room is perfect for a home office, spare bedroom, or extra TV room. Three generous size bedrooms & 2.5 bathrooms. NOTE: The primary bedroom offers south views, a private ensuite & big closet. Other upgrades: unspoiled basement, front covered entry, 24' x 22' Double car garage with lots of room for extra street parking. Excellent curb appeal, fully landscaped with fencing, rear 18'x 10' wood deck! You can call your friendly REALTOR(R) to view - April 2024 possession date.**

Inclusions: **Bonus room Mount for TV,**

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

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

247 UNION AVENUE SE
QUANTIFIED GROSS: 3718.00 SQ. FT. / 101.41 SQ. FT.
 UPPER LEVEL GROSS: 822.82 SQ. FT. / 135.80 SQ. FT.
 TOTAL ABOVE GROUND FINISH BASE: 3,095.18 SQ. FT. / 187.21 SQ. FT.









