



**GRASSROOTS**  
REALTY GROUP

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**335 Union Avenue SE**  
**Calgary, Alberta**

**MLS # A2218414**



**\$629,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,496 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, In Garage Electric Vehicle Charging Station(s), Ins		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Light		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	T3M 3R8
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

\* NO CONDO FEES \* SOLAR PANELS \* SMART HOME \* FINISHED BASEMENT WITH BAR \* SIDE ENTRANCE \* A/C \* DOUBLE DETACHED GARAGE INSULATED \* Welcome to your dream home where style meets functionality in the heart of Seton! This impressive 2-storey townhouse is loaded with UPGRADES and modern features, starting with 10 SOLAR PANELS for energy efficiency and long-term savings. The SMART HOME SYSTEM is fully integrated with ALEXA COMPATIBILITY, allowing you to control lights, temperature, and more with just your voice. The spacious main floor offers an open concept layout with a bright living area, 9FT RAISED CEILINGS, and elegant QUARTZ COUNTERTOPS in both the kitchen and bathrooms. The kitchen is beautifully finished with stainless steel appliances, a central island, and plenty of storage. Upstairs, you'll find a serene primary bedroom with MOTORIZED BLACKOUT BLINDS, walk-in closet, and a private ensuite. All other windows come with CUSTOM WINDOW COVERINGS included. Head downstairs to a FULLY FINISHED BASEMENT, complete with a WET BAR, cabinets, sink, and a SEPARATE SIDE ENTRANCE &mdash; perfect for guests and media room. The DOUBLE DETACHED GARAGE IS INSULATED, ideal for Calgary winters. Bonus features include AIR CONDITIONING, WATER SOFTENER, and a landscaped backyard with a deck to enjoy summer evenings. Live in one of Calgary's most vibrant communities &mdash; steps from schools, parks, walking trails, South Health Campus, Seton YMCA (World's Largest!), Cineplex, and fantastic shopping and dining options. Seton truly offers the lifestyle of a village with all the amenities of a big city. Don't miss your chance to own a TURN-KEY, ENERGY-EFFICIENT, TECH-ENABLED HOME in an unbeatable location!

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