



**GRASSROOTS**  
REALTY GROUP

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**169 Union Avenue SE**  
**Calgary, Alberta**

**MLS # A2253399**



**\$660,000**

|                  |                                                       |               |                  |
|------------------|-------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Seton                                                 |               |                  |
| <b>Type:</b>     | Residential/House                                     |               |                  |
| <b>Style:</b>    | 2 Storey                                              |               |                  |
| <b>Size:</b>     | 1,745 sq.ft.                                          | <b>Age:</b>   | 2020 (5 yrs old) |
| <b>Beds:</b>     | 4                                                     | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached                                |               |                  |
| <b>Lot Size:</b> | 0.06 Acre                                             |               |                  |
| <b>Lot Feat:</b> | Back Lane, Front Yard, Rectangular Lot, Zero Lot Line |               |                  |

|                    |                                                                                                                                                                                                  |                   |     |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                                                                                                                       | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                                                                                                                                                                | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                                                                                                                                                                   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                                                                                                                         | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Storage, Vinyl Windows, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | None                                                                                                                                                                                             |                   |     |

This beautifully designed 4-bedroom, 3.5-bathroom home offers over 2,600 sq. ft. of family-friendly living space. Ideally located across from a future Calgary Catholic School District (CCSD) Senior High School and steps to the upcoming Seton C-Train station, this home sits in one of Calgary's most vibrant communities. Inside, the open-concept main floor features 9-ft ceilings, durable vinyl plank flooring, and a chef-inspired kitchen with Samsung appliances, gas range, quartz countertops, and walk-in pantry. A handy mudroom keeps everyday life organized. Upstairs, a central family room is perfect for movie nights, while the primary suite includes a custom walk-in closet and luxurious ensuite. Two more bedrooms, a full bath, and upstairs laundry complete the level. The finished basement offers a spacious rec room, bedroom, and full bath—ideal for teens, guests, or playtime. Enjoy summer gatherings on the expanded deck and patio, with gated side access and extended concrete pathway for added convenience. Seton is one of Calgary's premier family hubs, offering everything you need within walking distance or a short drive. Families will love being only a 5-minute walk to the Seton Homeowners Association site, complete with picnic shelters, BBQ areas, a splash park, skating pad, playground, tennis and pickleball courts, a hockey rink, basketball court, and modular skateboard park—endless activities for every season. Just minutes away, you'll also find the South Health Campus, giving peace of mind with one of Calgary's top hospitals close at hand. The world-class Seton YMCA Recreation Centre provides pools, fitness facilities, a gymnasium, and a climbing wall, while the modern public library offers a perfect spot for children's programs, study time, or quiet afternoons of reading. Add in

nearby shopping, dining, and the future Urban District, and Seton truly has it all. This isn't just a house—it's the perfect place for your family to grow, laugh, and make lasting memories.