



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2204180**



**\$750,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,746 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, Zero Lot Line		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	-

**Features:** Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Smart Home, Storage, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to 169 Union Avenue SE! Situated in a premium location across from a green space with an unobstructed view, this home is located in the highly sought-after community of Seton. Meticulously built and maintained, this residence offers the perfect blend of comfort, functionality, and style with high end lighting and hardware throughout the home. With four bedrooms, three and a half bathrooms, and over 2,600 square feet of total living space, it's the ideal choice for families seeking both comfort and practicality. As you step inside, you're greeted by 9-foot ceilings and an open-concept living room that creates a bright and inviting atmosphere. Premium solid core vinyl plank flooring throughout the home along with top-down/Bottom-up Honeycomb blinds for all windows and with blackout blinds for the bedrooms allow you to create perfect lighting and mood for all occasions. The chef-inspired kitchen features high-end Samsung stainless-steel appliances, gas range, chimney-style hood fan, upgraded cabinets up to the ceiling, under cabinet valance lighting, quartz countertops, and a Blanco Silgranit composite sink. Adjacent to the kitchen is a practical mudroom completed with a walk-in pantry keeping daily essentials organized and close at hand. Completing the main floor is a stylishly upgraded powder room. Upstairs, the home continues to impress with a spacious central family room, offering a perfect retreat for relaxation and entertainment. The primary bedroom is generously sized, featuring a walk-in, custom built closet, adding a touch of luxury and convenience. The spacious ensuite has been thoughtfully upgraded with a stand-up shower, double vanity with pull-out drawers, beautiful splash tiles, and additional dual cabinets for extra storage. Both the second-floor bathroom with tub and ensuite feature electrical outlets

prepped for bidets. Two additional well-sized bedrooms and a conveniently located laundry room complete the upper level. The builder-developed basement with full height ceiling offers even more versatile living space. With a bedroom, full bathroom, and a spacious family room, it's perfect for guests, teens, or additional entertainment. Outside, enjoy an upgraded patio and an enlarged rear deck with 138 square feet of space, ideal for hosting or family hang outs. The property features a gate door at the side for added privacy and security. An extended concrete path runs from the back patio and along the side of the garage to the end of the lot in back alley, ensuring easy access. This home combines style and functionality in a prime location, close to schools, shopping, parks, the YMCA, and the future Seton Urban District—offering the perfect balance of suburban tranquility and city convenience. Don't miss out on this one-of-a-kind home!