

# \$699,900 - 181 Union Avenue Se, Calgary

MLS® #A2237562

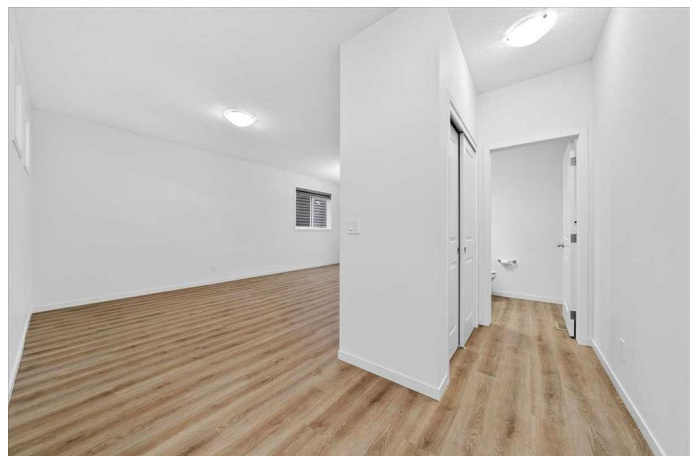
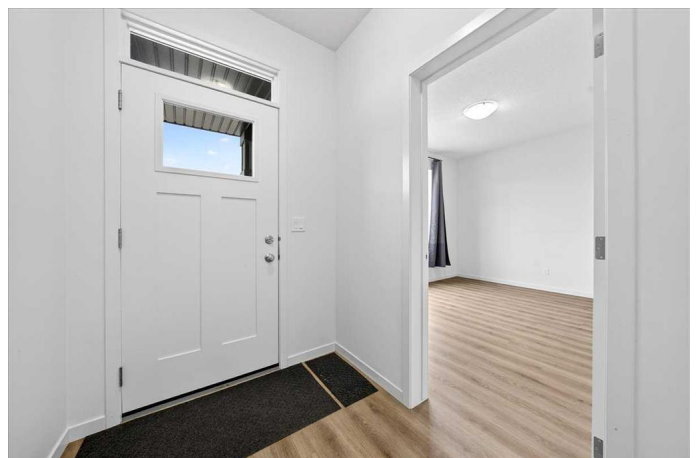
**\$699,900**

5 Bedroom, 4.00 Bathroom, 1,794 sqft

Residential on 0.06 Acres

Seton, Calgary, Alberta

Welcome to 181 Union Avenue SE – A Perfect Blend of Style, Space, and Location! Located directly across from a beautiful green space with unobstructed views, this well-maintained home is nestled in the vibrant and highly sought-after community of Seton. Step inside to discover 9-foot ceilings on both the main floors creating a bright and open atmosphere. The open-concept layout is thoughtfully designed for modern living and includes a main floor office, which can also be used as an additional bedroom. The spacious L-shaped kitchen features quartz countertops, a central island, and high-end lighting and hardware throughout the home. A half bathroom is conveniently located on the main floor, and large windows provide ample natural light in the living area. Upstairs, expansive side windows flood the staircase with natural light, creating a bright and airy ambiance throughout the upper level. You will find a luxurious primary bedroom complete with a 4-piece ensuite and a large walk-in closet. A generous family room offers the perfect space for entertainment or relaxation, along with two additional bedrooms and a 4-piece shared bathroom. The basement is fully developed as a secondary legal suite with a separate side entrance, its own heating system, and two more bedrooms – ideal for extended family or rental income potential. The home also features an upgraded 200-amp electrical panel and is solar panel rough-in ready, offering added future value. Conveniently located



within walking distance to the Seton Clubhouse, YMCA, South Health Campus, shopping plaza, Cineplex, and grocery stores, with easy access to Deerfoot Trail, Stoney Trail, and Macleod Trail. Whether you're a first-time homebuyer or a savvy investor, this property offers unmatched flexibility, location, and long-term potential. Don't miss your opportunity to own a beautiful home in one of Calgary's most exciting and fastest-growing communities. Book your showing today and make Seton your new address!

Built in 2021

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2237562    |
| Price          | \$699,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,794       |
| Acres          | 0.06        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 181 Union Avenue Se |
| Subdivision | Seton               |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3M 3E8             |

**Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Dog Park, Park, Playground, Clubhouse |
| Parking Spaces | 2                                     |
| Parking        | Parking Pad                           |

## Interior

|                   |                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer                                                                                        |
| Heating           | Forced Air                                                                                                                                                         |
| Cooling           | None                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                                                                              |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description   | Back Lane, Lawn, Zero Lot Line |
| Roof              | Asphalt Shingle                |
| Construction      | Vinyl Siding, Wood Frame       |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 24             |
| Zoning         | R-G            |
| HOA Fees       | 375            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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