

# \$674,900 - 419 Union Avenue Se, Calgary

MLS® #A2249441

**\$674,900**

3 Bedroom, 3.00 Bathroom, 1,675 sqft  
Residential on 0.08 Acres

Seton, Calgary, Alberta

SHOW HOME FOR SALE! The beautiful Oak show home by Brookfield Residential is now for sale! This brand new home is situated on a corner lot and includes countless upgrades throughout. Featuring 2 living areas, 3 bedrooms, 2.5 bathrooms, an insulated and heated double detached garage and a full basement with side entrance that awaits your imagination. The open concept main level features a central gourmet kitchen with built-in appliances which opens to both the living and dining spaces - making this the perfect home for entertaining! Walls of windows on the front, back and side of this home that is positioned on a corner lot allow for natural light to flood the home all day long. The expansive main level living space is complete with a central fireplace and access to the backyard which is complete with a large deck. The upper level features a central bonus room that separates the primary suite from the secondary rooms for added privacy. The primary suite includes a large walk-in closet and is complete with a full ensuite with walk-in tiled shower. Two more bedrooms, a full bathroom and laundry room complete the upper level. The side entrances on the main level opens up more possibilities for the future basement development on the large side-yard. Completing the exterior of the home is a heated double detached garage, landscaping, irrigation and partial fencing. If the south sun gets warm in the backyard, the central A/C will keep you cool all summer long. Custom window treatments (motorized),



upgraded railing, gemstone lights, and wallpaper are just some of the features of this professionally designed show home model. Builder warranty and Alberta New Home Warranty allow you to purchase with peace of mind! Don't wait, these rare offerings never last.Â

Built in 2023

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2249441               |
| Price          | \$674,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,675                  |
| Acres          | 0.08                   |
| Year Built     | 2023                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 419 Union Avenue Se |
| Subdivision | Seton               |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3M 3S2             |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking, No Pets, No Stairs to Bedroom, No Stairs to Bathroom, No Stairs to Kitchen, No Stairs to Living Room, No Stairs to Dining Room, No Stairs to Entry, No Stairs to Hallway, No Stairs to Closet, No Stairs to Laundry Room, No Stairs to Basement, No Stairs to Attic, No Stairs to Garage, No Stairs to Porch, No Stairs to Deck, No Stairs to Yard, No Stairs to Fence, No Stairs to Pool, No Stairs to Hot Tub, No Stairs to Spa, No Stairs to Sauna, No Stairs to Gym, No Stairs to Office, No Stairs to Studio, No Stairs to Workshop, No Stairs to Shop, No Stairs to Storage, No Stairs to Storage Room, No Stairs to Storage Unit, No Stairs to Storage Shed, No Stairs to Storage Building, No Stairs to Storage Container, No Stairs to Storage Box, No Stairs to Storage Rack, No Stairs to Storage Shelf, No Stairs to Storage Cabinet, No Stairs to Storage Drawer, No Stairs to Storage Bin, No Stairs to Storage Basket, No Stairs to Storage Bag, No Stairs to Storage Box, No Stairs to Storage Rack, No Stairs to Storage Shelf, No Stairs to Storage Cabinet, No Stairs to Storage Drawer, No Stairs to Storage Bin, No Stairs to Storage Basket, No Stairs to Storage Bag |
| Appliances        | Built-In Oven, Dishwasher, Double Oven, Range Hood, Refrigerator, Washer, Dryer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Heating           | Forced Air                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Cooling           | Central Air                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Fireplaces        | Electric                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Basement          | Exterior Entry, Full, Unfinished                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |



## Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard                            |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Private |
| Roof              | Asphalt Shingle                                                         |
| Construction      | Wood Frame                                                              |
| Foundation        | Poured Concrete                                                         |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 36                |
| Zoning         | RG                |
| HOA Fees       | 375               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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