

# \$645,000 - 439 Union Avenue Se, Calgary

MLS® #A2214859

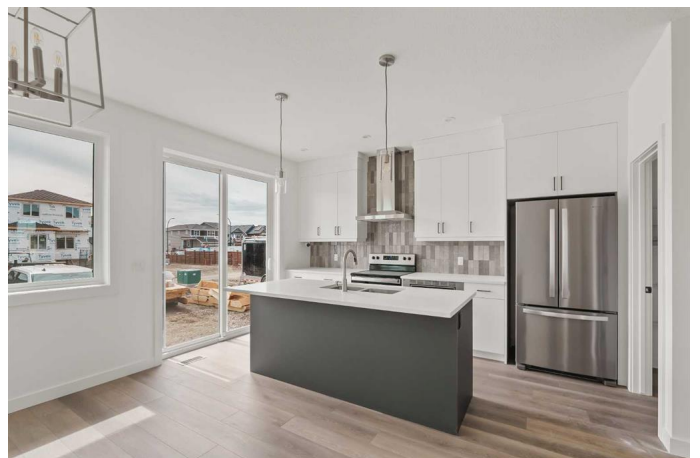
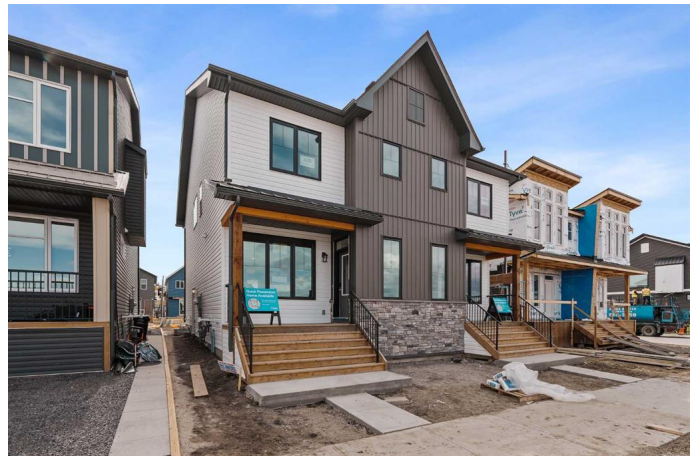
**\$645,000**

4 Bedroom, 4.00 Bathroom, 1,646 sqft

Residential on 0.06 Acres

Seton, Calgary, Alberta

The NET-ZERO-ready Wicklow overlooks a park and combines efficiency with intelligent design. Surpassing current building code, this home includes additional insulation and thicker wall construction for a warmer and more efficient home. Solar panels are also roughed-in for ease of adding later if desired as well as many other net-zero benefits that you could add if you'd like (rough-ins in place)! This fully developed home will not only provide additional cost savings through its efficiency but also offers 4 bedrooms (3 upstairs, 1 downstairs), 3.5 bathrooms, two distinct living areas, and a fully legal 1-bedroom basement suite! The addition of this legal suite means that it's perfect for multi-generational living or the basement can be rented to earn additional revenue and reduce your monthly costs! At nearly 2,300 square feet of developed living space, this is the perfect family home that you can grow with. The main floor boasts expansive north-facing front windows which provide natural light throughout the living space during the day and optimal south sun in the backyard all evening! Overlooking a park means more natural light with no neighbours across from you. The open-concept layout features 9-foot ceilings on the main level, offering a bright and inviting living environment. The kitchen is a standout with timeless full-height white cabinets, a large central island, a pantry, and a complete suite of stainless-steel appliances, including a chimney-style hood fan, and built-in



microwave. The kitchen seamlessly flows into the dining area, with sliding patio doors leading out to the backyardâ€”perfect for indoor-outdoor living. On the upper level, a central bonus room acts as a divider, offering privacy between the spacious primary suite and the two additional bedrooms. The primary suite features a walk-in closet, and a luxurious 3-piece ensuite with oversized vanity and a walk-in shower. Two more bedrooms, a full bathroom, and an upper-level laundry room complete this level. The fully legal basement suite is ready for occupancy after possession and is accessed by its own private side entrance. It includes its own mechanical system, a full kitchen, living/dining area, a generously sized bedroom, a full bathroom, and in-suite laundry. The backyard of this sunny lot has ample space to accommodate a double detached garage with plenty of additional outdoor living space. This home comes with a builder's warranty, as well as the Alberta New Home Warranty, giving you peace of mind.

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2214859               |
| Price          | \$645,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,646                  |
| Acres          | 0.06                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 439 Union Avenue Se |
| Subdivision | Seton               |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3M 3W7             |

## Amenities

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer                                   |
| Heating           | Forced Air, Heat Pump, Solar                                                                               |
| Cooling           | None                                                                                                       |
| Has Basement      | Yes                                                                                                        |
| Basement          | Finished, Full, Suite                                                                                      |

## Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                             |
| Lot Description   | Back Lane, Back Yard, Front Yard, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                            |
| Construction      | Wood Frame                                                 |
| Foundation        | Poured Concrete                                            |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 3                |
| Zoning         | R-G              |
| HOA Fees       | 375              |
| HOA Fees Freq. | ANN              |

## Listing Details

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

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