

\$675,000 - 169 Union Avenue Se, Calgary

MLS® #A2253399

\$675,000

4 Bedroom, 4.00 Bathroom, 1,745 sqft

Residential on 0.06 Acres

Seton, Calgary, Alberta

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.

Built in 2020

Essential Information

MLS® #	A2253399
Price	\$675,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,745
Acres	0.06
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	169 Union Avenue Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3E8

Amenities

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

Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Smart Home
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Range
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Front Yard, Rectangular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 2nd, 2025
Days on Market	4
Zoning	R-G
HOA Fees	375
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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