

# \$695,000 - 435 Union Avenue Se, Calgary

MLS® #A2214856

**\$695,000**

4 Bedroom, 4.00 Bathroom, 1,646 sqft

Residential on 0.06 Acres

Seton, Calgary, Alberta

The NET-ZERO Wicklow overlooks a park and combines efficiency with intelligent design, giving you a beautiful brand-new home that has been built to last and suprases the building code. Featuring solar panels, a heat pump, additional insulation and thicker wall construction, this fully developed home will provide additional cost savings through its efficiency for years to come. Offering 4 bedrooms (3 upstairs, 1 downstairs), 3.5 bathrooms, two distinct living areas, and a fully legal 1-bedroom basement suite, this home is fully move-in ready and perfect for those looking for additional rental income or multi-generational living. This home provides nearly 2,300 square feet of thoughtfully developed living space spread over three levels. 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! The open-concept layout is enhanced by 9-foot ceilings, offering a bright, comfortable living environment. The kitchen is a standout with full-height cabinetry, 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 4-piece ensuite with oversized vanity. 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 laundryâ€”ideal for multi-generational living or as a potential rental for added income. 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® #         | A2214856               |
| Price          | \$695,000              |
| 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     | 435 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 Smoke Counters, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Microwave Washer              |
| Heating           | Forced Air                                       |
| Cooling           | Central Air                                      |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Finished, Full,                  |

### Exterior

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

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 12               |
| Zoning         | RG               |
| HOA Fees       | 450              |
| HOA Fees Freq. | ANN              |

### Listing Details

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



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