



**GRASSROOTS**  
REALTY GROUP

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411 Union Avenue SE  
Calgary, Alberta

MLS # A2349070

**\$549,717**

|           |                                                                          |        |                  |
|-----------|--------------------------------------------------------------------------|--------|------------------|
| Division: | Seton                                                                    |        |                  |
| Type:     | Residential/Duplex                                                       |        |                  |
| Style:    | 2 Storey, Attached-Side by Side                                          |        |                  |
| Size:     | 1,702 sq.ft.                                                             | Age:   | 2026 (0 yrs old) |
| Beds:     | 4                                                                        | Baths: | 3                |
| Garage:   | Parking Pad                                                              |        |                  |
| Lot Size: | 0.06 Acre                                                                |        |                  |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Interior Lot, Private, Rectangular Lot |        |                  |

Heating: Forced Air

Floors: Carpet, Tile, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: None

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Welcome to 411 Union Avenue SE, a beautifully designed Spruce model by Brookfield Residential offering over 1,700 sq. ft. of thoughtfully planned living space, four bedrooms, three full bathrooms, and an ideal location facing greenspace in the vibrant community of Seton. Designed with flexibility and everyday functionality in mind, this left-side duplex combines an open-concept layout, modern finishes, and Brookfield Residential's Healthier Homes features. The main floor welcomes you into a bright and functional living space, where the kitchen, dining area, and great room flow seamlessly together. The designer kitchen is equipped with a chimney-style hood fan, upgraded dishwasher, generous cabinetry, and a central island with eating bar, creating a natural gathering place for family and friends. The adjacent dining area opens into the spacious great room, while a gas line to the BBQ adds convenience for outdoor cooking. Railing along the main staircase provides an elevated finishing touch. A standout feature of this level is the main-floor bedroom and full bathroom, offering excellent flexibility for overnight guests, a home office, or multigenerational living. On the upper level, a central bonus room provides a valuable second living area. The spacious primary bedroom features a walk-in closet and private 4-piece ensuite with dual sinks, while two additional bedrooms, another full bathroom, and a dedicated laundry room with included washer and dryer complete the upper level. The undeveloped basement offers plenty of opportunity for future customization and includes laundry sink rough-ins and a separate exterior entry, providing added functionality for future plans (subject to approvals). Peace of mind comes standard with coverage from both Brookfield's builder warranty and Alberta New Home Warranty. Situated just minutes from the South Health

Campus, Seton YMCA, shopping, restaurants, entertainment, and major commuter routes, this home delivers the perfect blend of modern comfort, convenience, and investment potential in one of Calgary’s most sought-after communities. \*Please note: Property is under construction and photos are from a show home and may not reflect the exact finishes of the property for sale.