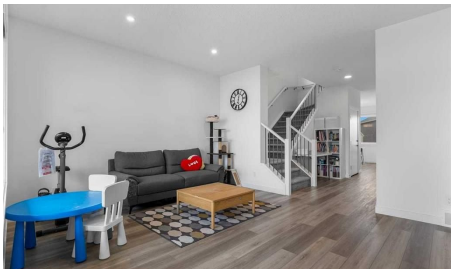
311 Union Avenue SE

Calgary | Active | MLS® A2341965

$619,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2024**	**1,679 sq. ft.**

Your next move starts with a conversation.

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Listed by 2% Realty

A closer look

Modern 2024-Built Home with a Legal Basement Suite & Your Mortgage Helper Welcome to this beautifully designed, nearly new home in the desirable community of Seton. Built in 2024, this home offers the peace of mind and modern finishes of a newer property, combined with the exceptional value of a fully legal basement suite. Enjoy unobstructed views with no homes currently across the street, with a future park planned for the site, offering an open outlook and added privacy.

The main home features **3 bedrooms and 3 bathrooms**, with a bright, open-concept layout designed for comfortable everyday living and entertaining. The contemporary kitchen offers a functional layout with modern cabinetry, quality finishes, and a spacious living and dining area that creates a welcoming main living space.

Downstairs, the **legal basement suite** provides a separate and private living space with its **own kitchen, laundry, bathroom, and separate entrance + bonus room with door **, making it an excellent mortgage-helper. The basement is currently rented to a tenant through July 2027, providing an immediate and stable source of rental income that can help offset carrying costs and mortgage payments.

With a total of **4 bedrooms and 4 bathrooms**, this home offers an ideal combination of modern living, flexibility, and income potential. Located in the vibrant Seton community, you'll be close to shopping, restaurants, schools, parks, transit, and major amenities, including the South Health Campus.

Whether you're a first-time buyer looking for a home that can help with the mortgage, an investor seeking rental income, or a family wanting flexible living space, this 2024-built property is an opportunity worth seeing.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2341965
Bedrooms	4
Bathrooms	4
Year Built	2024
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,679 sq. ft.
Main Level Finished Area:	797 sq. ft.
Upper Level Finished Area:	881 sq. ft.
Below Grade Finished Area:	725 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	2,398 sq. ft.
Lot Frontage:	22'1¾"
Front Exposure:	Southeast
Unit Exposure:	South
Floor Location:	Ground
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2024 (Age: 2)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1

Plan:	2212020
Heating:	Forced Air, Hot Water, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding
Structure Type:	Duplex
Roof:	Asphalt Shingle, Metal
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Upper Level
HOA Fee:	$451.50
City Quadrant:	Southeast
Community:	Seton
Amenities:	None
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave, Washer, Window Coverings
Inclusions:	None
Restrictions:	Easement Registered On Title, Restrictive Covenant
Main Floor	Dining Room · 13'4" × 7'2" ·
Main Floor	Kitchen · 14'1" × 9'8" ·

Main Floor	Living Room · 17'2" × 12'11" ·
2nd Floor	Bedroom - Primary · 12'11" × 11' ·
2nd Floor	Bedroom · 11' × 9'7" ·
2nd Floor	Bedroom · 11'11" × 8'2" ·
2nd Floor	Family Room · 16'7" × 11'7" ·
2nd Floor	Laundry · 6'8" × 6'4" ·
Basement	Bedroom · 13' × 10'8" ·
Basement	Kitchen · 8'10" × 8'9" ·
Basement	Living Room · 21'4" × 12'8" ·
Basement	Bonus Room · 9'8" × 4'9" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Other, Park, Playground, Pond, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Exterior Features:	Awning(s), BBQ gas line, Garden, Private Entrance, Private Yard, Rain Gutters
Patio And Porch Features:	Front Porch
Lot Features:	Back Lane
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-G
Listed Date:	Sep 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/311-union-avenue-se-calgary-a2341965/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.