

# \$650,000 - 20845 Main Street Se, Calgary

MLS® #A2245448

## \$650,000

4 Bedroom, 4.00 Bathroom, 1,637 sqft

Residential on 0.06 Acres

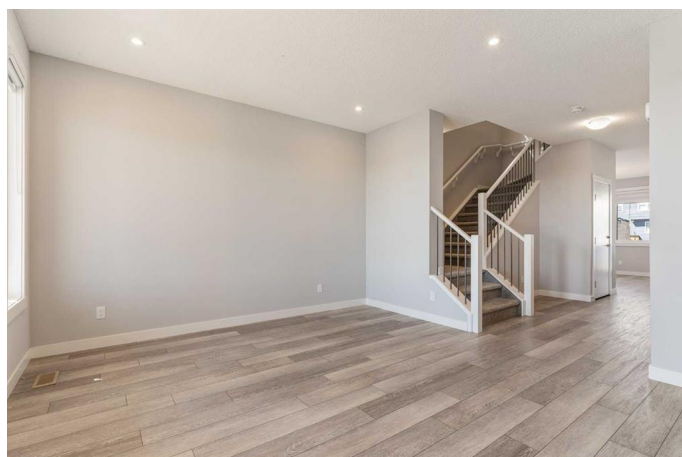
Seton, Calgary, Alberta

Fantastic Investment Opportunity and this Half Duplex with full Legal Suite is MOVE-IN Ready! This wonderful half duplex is in excellent condition and can be SOLD as half duplex or entire duplex for \$1,300,000. The location great as its across the street from a green space and pond. The main floor is bright, open concept and excellent space to entertain your guest. Then the kitchen has 5-stainless steel appliances, granite counter tops, island with bar style seating and load of cupboard space. Upstairs has a beautiful primary bedroom with vaulted ceiling, large windows and exquisite 4-piece ensuite bathroom. There are 2 additional rooms on the 2nd level and laundry for your convenience. The basement has a full legal suite which has 4-stainless steel appliances, cozy living and dining area. Stylish bathroom and nice size bedroom. Back yard is low landscaping, partially fenced and offers the potential to build a garage. Close to shopping, YMCA, South Health Campus, all major routes and so much more. Book your showing today!

Built in 2022

## Essential Information

MLS® #	A2245448
Price	\$650,000
Bedrooms	4
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	1,637
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	20845 Main Street Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3M1

### **Amenities**

Utilities	Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Water Available
Parking Spaces	2
Parking	Off Street, Parking Pad, Side By Side

### **Interior**

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 6th, 2025
Days on Market	6
Zoning	R-Gm

**Listing Details**

Listing Office	Hope Street Real Estate Corp.
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