

# \$630,000 - 20841 Main Street Se, Calgary

MLS® #A2245449

**\$630,000**

4 Bedroom, 4.00 Bathroom, 1,649 sqft

Residential on 0.06 Acres

Seton, Calgary, Alberta

Perfect Investment Opportunity for first time Buyers or Investors! The Half Duplex legal basement suite has a Lease in place until April 30, 2026 at \$1,200 per month rent. This wonderful half duplex is in excellent condition and can be SOLD as half duplex or entire duplex for \$1,300,000. The main floor has a large open concept living room which is an excellent place to entertain your family and friends. 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 that can be your oasis 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 full legal basement suite has 4-stainless steel appliances, comfortable size living room and dining area. Beautiful bathroom and nice size bedroom. Back yard offers low landscaping and is partially fenced. The backyard has the potential to build a garage. Across the street is a large green space with pond, which is excellent for walking. Close to shopping, YMCA, South Health Campus, all major routes and so much more. Book your showing today!

Built in 2022

## Essential Information

MLS® #

A2245449



|                |                        |
|----------------|------------------------|
| Price          | \$630,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,649                  |
| Acres          | 0.06                   |
| Year Built     | 2022                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 20841 Main Street Se |
| Subdivision | Seton                |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 3M1              |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | None                                                                                          |
| Has Basement      | Yes                                                                                           |
| Basement          | Full                                                                                          |

### Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Lighting                                                                        |
| 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 | 83               |
| Zoning         | R-Gm             |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Hope Street Real Estate Corp. |
|----------------|-------------------------------|

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