

# \$640,000 - 20841 Main Street Se, Calgary

MLS® #A2245449

**\$640,000**

4 Bedroom, 4.00 Bathroom, 1,649 sqft  
Residential on 0.06 Acres

Seton, Calgary, Alberta

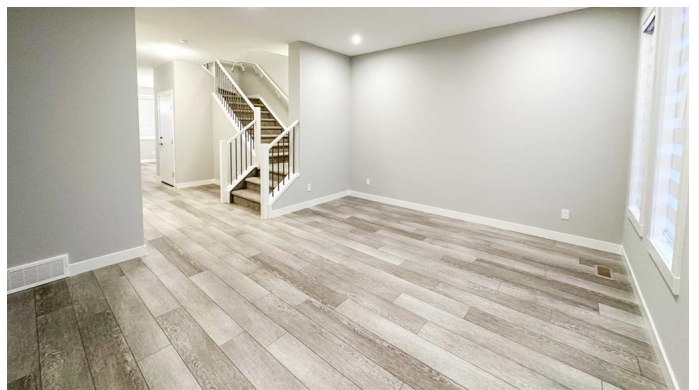
Perfect Investment Opportunity for first time Buyers or Investors! The Half Duplex legal basement suite has a Lease in place until April 30, 2026 at \$1,200 per month rent. This wonderful half duplex is in excellent condition and can be SOLD as half duplex or entire duplex for \$1,300,000. The main floor 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	\$640,000
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	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	56
Zoning	R-Gm

### **Listing Details**

Listing Office	Hope Street Real Estate Corp.
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