\$625,000 - 20845 Main Street Se, Calgary

MLS® #A2245448

\$625,000

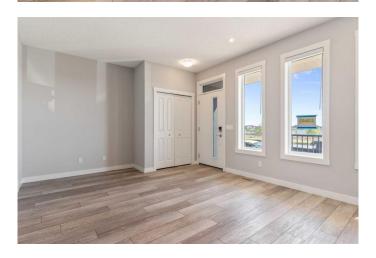
4 Bedroom, 4.00 Bathroom, 1,637 sqft Residential on 0.06 Acres

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 \$1,250,000. 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 \$625,000

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 Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,

Recessed Lighting, Walk-In Closet(s), Granite Counters, Vaulted

Ceiling(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 Full

Exterior

Exterior Features Lighting, Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Rectangular Lot, Street Lighting, Low

Maintenance Landscape

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 6th, 2025

Days on Market 89

Zoning R-Gm

Listing Details

Listing Office Hope Street Real Estate Corp.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.