



THE
A-TEAM

**RE/MAX
FIRST**

20624 MAIN Street, Calgary T3M3G4

MLS®#: **A2165983**

Area: **Seton**

Listing Date: **09/15/24**

List Price: **\$595,999**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **2021**

Lot Information
Lot Sz Ar: **2,604 sqft**
Lot Shape:

Access:
Lot Feat: **Back Yard,Front Yard,Street Lighting,Paved**
Park Feat: **Double Garage Detached**

Finished Floor Area
Abv Sqft: **1,623**
Low Sqft:
Ttl Sqft: **1,623**

DOM

4
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey,Side by Side**

Parking
Ttl Park: **2**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle,Metal**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Gas Grill,Lighting,Private Entrance**

Construction: **Brick,Concrete,Vinyl Siding**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Central Air Conditioner,Dishwasher,Dryer,Electric Oven,Garage Control(s),Garburator,Gas Cooktop,Humidifier,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat: **Bathroom Rough-in,Built-in Features,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	3`0" x 8`2"
4pc Bathroom	Second	7`10" x 4`11"
Living Room	Main	17`0" x 12`10"
Bedroom	Second	8`2" x 11`10"
5pc Ensuite bath	Second	4`11" x 11`0"
Laundry	Second	5`10" x 5`11"

Room	Level	Dimensions
Bedroom - Primary	Second	11`5" x 14`10"
Kitchen	Main	10`0" x 14`1"
Dining Room	Main	6`9" x 13`2"
Bedroom	Second	9`6" x 10`11"
Family Room	Second	11`7" x 14`8"
Game Room	Basement	16`2" x 39`6"

Title: **Fee Simple**
 Legal Desc: **1912455**

Zoning: **R-Gm**

Remarks

Pub Rmks: **Welcome to the 2021 BUILD 1,623 SQFT DUPLEX Located in SETON, the most DESIRABLE & CONVENIENT Community. For NEW BUYERS PEACE OF MIND, HOME comes with ALBERTA NEW HOME WARRANTY. This WEST Facing Home Showcasing MODERN-SLEEK SUPERIOR FINISHES & UPGRADES like Gleaming LAMINATE Floors & TILE Floor, Main Floor 9' CEILINGS, QUARTZ Kitchen & Bath Countertops, SMART Conventional Oven, GAS Flattop Oven, Stunning CABINETS, Stainless Steel Appliances, Electric FIREPLACE, CHIMNEY Hood fan, CENTRAL AIR CONDITIONING, SEPARATE Entrance, UPGRADED TILE Backsplash & Lighting. MAIN FLOOR Greets you with SPACIOUS Living Room, Modern & Open Concept Kitchen with a Corner Pantry, Dining Area & SPACIOUS Countertop, 2pc Washroom & Mud Room leads you to a 10' BY 10' Rear deck with a BEAUTIFUL Back Yard, PATIO space & A SPACIOUS 2 CAR GARAGE. THE UPSTAIRS invites you w/ Large Master Bedroom w/ 4pc Ensuite, 2 Good size Guest/Kids Bed Rooms, CENTRAL BONUS ROOM FOR YOUR FAMILY ENTERTAINMENT, Main 4pc Wash Room & Convenient Laundry Room. AN UNFINISHED HUGE BASEMENT COMES WITH SEPARATE SIDE ENTRY (PROPERTY LAND USE IS ZONED FOR LEGAL SUITE- Subject to City Approval) AND AWAITING YOUR CREATIVE IDEAS. Walking distance to the new SETON HOA (to be completed by summer 2025), MULTIPLE FUTURE SCHOOLS, Skate Park, MULTIPLE Parks, Dog Park, 7-11, Dairy Queen, Liquor Store, 2 Minute Drive to South Health Campus Hospital. Multiple PLAZAS within 3 Minutes Drive including Superstore, Save On Foods, and a variety of places to eat like Subway, OPA, Edo, Boston Pizza & Popeyes.**

Inclusions: **Gas Flattop Stove, Smart Conventional Oven, Refrigerator, Dishwasher, Washer & Dryer, Central Air Conditioner, Smart Garage Opener, Window Coverings, Smart Home Thermostat.**

Property Listed By: **Comox Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









