



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**20773 MAIN Street, Calgary T3M 3K2**

MLS®#: **A2183377**

Area: **Seton**

Listing Date: **12/19/24**

List Price: **\$675,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,643**

Year Built:

**2021**

Low Sqft:

Ttl Sqft:

**1,643**

Lot Information

Lot Sz Ar:

**2,378 sqft**

Lot Shape:

DOM

**2**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

**Corner Lot**

Park Feat:

**Parking Pad**

Utilities and Features

Roof: **Asphalt**

Heating: **High Efficiency**

Sewer:

Ext Feat: **Other,Private Yard**

Construction:

**Vinyl Siding**

Flooring:

**Carpet,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Microwave,Refrigerator,Stove(s)**

Int Feat:

**Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Storage**

Utilities:

Room Information

| Room                  | Level        | Dimensions             | Room                     | Level        | Dimensions             |
|-----------------------|--------------|------------------------|--------------------------|--------------|------------------------|
| <b>Living Room</b>    | <b>Main</b>  | <b>42`1" x 56`0"</b>   | <b>Entrance</b>          | <b>Main</b>  | <b>17`9" x 14`3"</b>   |
| <b>2pc Bathroom</b>   | <b>Main</b>  | <b>27`1" x 9`7"</b>    | <b>Pantry</b>            | <b>Main</b>  | <b>13`5" x 18`1"</b>   |
| <b>Kitchen</b>        | <b>Main</b>  | <b>45`11" x 26`10"</b> | <b>Dining Room</b>       | <b>Main</b>  | <b>43`3" x 27`8"</b>   |
| <b>Other</b>          | <b>Main</b>  | <b>12`7" x 10`8"</b>   | <b>Covered Porch</b>     | <b>Main</b>  | <b>33`1" x 31`2"</b>   |
| <b>Other</b>          | <b>Main</b>  | <b>15`0" x 37`6"</b>   | <b>Bedroom - Primary</b> | <b>Upper</b> | <b>45`11" x 35`10"</b> |
| <b>Walk-In Closet</b> | <b>Upper</b> | <b>17`9" x 19`2"</b>   | <b>4pc Ensuite bath</b>  | <b>Upper</b> | <b>40`2" x 19`2"</b>   |
| <b>Laundry</b>        | <b>Upper</b> | <b>21`11" x 20`9"</b>  | <b>Bonus Room</b>        | <b>Upper</b> | <b>38`7" x 38`10"</b>  |

4pc Bathroom  
Walk-In Closet  
4pc Bathroom  
Living Room  
Laundry

Upper  
Upper  
Basement  
Basement  
Basement

16`2" x 25`8"  
14`6" x 17`6"  
28`9" x 16`2"  
41`10" x 41`3"  
15`10" x 10`5"

Bedroom  
Bedroom  
Bedroom  
Kitchenette  
Furnace/Utility Room

Upper  
Upper  
Basement  
Basement  
Basement

39`4" x 26`10"  
29`6" x 27`11"  
33`11" x 34`9"  
29`0" x 28`2"  
29`6" x 21`7"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc: **2011914**

Zoning:  
**R-Gm**

Remarks

Pub Rmks: **Charming Semi-Detached Home with In-Law Suite & Investment Potential in Seton! Seton offers a vibrant, modern community with a location that's close to shopping, schools, entertainment, public transit, South Health Campus, Deerfoot Trail, Stoney Trail, & Downtown Calgary. This upgraded semi-detached home offers over 1600 sqft of stylish living space, The main level features 3 spacious bedrooms and 2.5 bathrooms, complemented by a bright open-concept kitchen with plenty of storage + island space —generous cupboards and a large pantry. Enjoy abundant natural light through oversized windows and benefit from the modern touches throughout. The primary bedroom boasts an en-suite bathroom, while the additional bedrooms are well-sized and versatile. A standout feature is the separate side entrance leading to a fully self-contained 1-bedroom, 1-bathroom suite—perfect for a tenant, in-laws, or an independent office space, providing a potential second income. Step outside to a covered porch, a back deck, and a partially fenced backyard, ideal for relaxing or entertaining. Two parking spots on the parking pad add convenience. This property is perfectly positioned for both modern living and long-term investment! Don't miss out on this exceptional opportunity—schedule your viewing today!**

Inclusions: **None**  
Property Listed By: **eXp Realty**

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





















