



THE
A-TEAM

**RE/MAX
FIRST**

20773 MAIN Street, Calgary T3M 3K2

MLS®#: **A2183377**

Area: **Seton**

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

List Price: **\$656,000**

Status: **Active**

County: **Calgary**

Change: **-\$19k, 01-Jan**

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

34

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:

Park Feat:

Corner Lot

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

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 Legal 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 legal 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











