

# \$640,000 - 20845 Main Street Se, Calgary

MLS® #A2245448

**\$640,000**

4 Bedroom, 4.00 Bathroom, 1,637 sqft

Single Family on 0.06 Acres

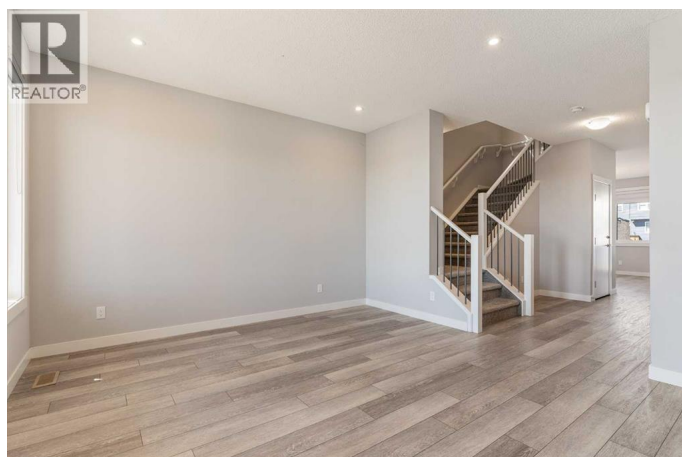
Seton, Calgary, Alberta

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 \$1,300,000. 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! (id:6289)

Built in 2022

## Essential Information

|           |           |
|-----------|-----------|
| Listing # | A2245448  |
| Price     | \$640,000 |
| Bedrooms  | 4         |
| Bathrooms | 4.00      |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,637         |
| Acres          | 0.06          |
| Year Built     | 2022          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 20845 Main Street Se |
| Subdivision | Seton                |
| City        | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M3M1               |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Playground, Shopping                                     |
| Utilities      | Cable, Electricity, Natural Gas, Telephone, Sewer, Water |
| Features       | See remarks, Back lane, No Animal Home, No Smoking Home  |
| Parking Spaces | 2  |
| Parking        | Other, Parking Pad                                       |

### Interior

|              |   |
|--------------|---|
| Appliances   | Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Hood Fan, Window Coverings |
| Heating      | Natural gas Forced air  |
| Cooling      | None  |
| # of Stories | 2   |
| Has Basement | Yes   |
| Basement     | Separate entrance, Suite  |

### Exterior

|              |                 |
|--------------|-----------------|
| Exterior     | Vinyl siding    |
| Construction | Wood frame      |
| Foundation   | Poured Concrete |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Hope Street Real Estate Corp. |
|----------------|-------------------------------|



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. REALTOR®. Member of CREA and more.

Listing information last updated on October 15th, 2025 at 12:01pm PDT