



20545 Main Street SE
Calgary, Alberta

MLS # A2309061



\$555,000

Division:	Seton		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,584 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this stunning, no condo fees, townhome perfectly situated in the heart of Seton! Step inside to a bright, open-concept main floor boasting a large, functional foyer that flows seamlessly into a spacious dining and kitchen area. The modern chef-inspired kitchen features premium granite countertops, sleek cabinetry, and a layout designed for entertaining. Fully loaded with tech and efficiency, this home includes solar panels, central A/C, smart home features, and integrated security cameras. Upstairs, discover an upper-level laundry and 3 bedrooms, including a large master retreat. The primary suite showcases a custom walk-in closet and a private ensuite accessed through a trendy barn door, complete with a spacious shower. The private backyard leads directly to your double detached garage, low maintenance yard and patio space. The undeveloped basement is a blank canvas awaiting your future design ideas! Enjoy effortless living with full access to Seton's world-class HOA amenities (splash park, full sized hockey rink, tennis/pickleball courts, gym, picnic areas and fire pits). Walking distance to the South Health Campus, the YMCA - a world class recreation facility that also includes a public library, and unmatched retail and entertainment that include the VIP Cineplex, shopping and restaurants. With effortless access to Deerfoot and Stoney Trails and the future Green Line LRT nearby, it is a commuters dream. Seton is an absolute powerhouse of a community! The "Downtown of the South", it has completely transformed southeast Calgary by masterfully blending urban energy with suburban comfort!