



GRASSROOTS
REALTY GROUP

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20604 Main Street SE
Calgary, Alberta

MLS # A2331428

\$510,000

Division:	Seton		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,583 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, See Remarks		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, See Remarks		



Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Vinyl Siding	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	NA		

Welcome to the pinnacle of modern, sustainable living in the award-winning community of Seton! This stunning freehold townhouse—with no condo fees was masterfully crafted by the prestigious Jayman BUILT and has been meticulously maintained under the Gold Key Maintenance Program making it arguably the cleanest, most energy-efficient home on the market. The sun-drenched main floor features soaring windows, gorgeous Luxury Vinyl Plank flooring and a central chef’s kitchen equipped with a massive island, full-height modern cabinetry, and premium stainless steel appliances including a gas stove. Step through the rear dining area to find a large, fully fenced backyard complete with a private patio perfect for summer BBQs. Upstairs, the luxury continues with quartz countertops throughout a dedicated laundry room, and three impressively large bedrooms, including a sprawling primary retreat with a private ensuite shower. This high-performance home is packed with "Jayman Pride" features, including solar panels, a tankless hot water system, triple-pane windows, and a high-efficiency furnace paired with a heat pump and A/C for year-round climate control. The unfinished basement with two large windows offers endless potential, while the location is unbeatable: Short distance to the YMCA, South Health Campus, VIP cinemas, and a vibrant shopping district. As a resident, you’ll enjoy exclusive access to The Block HOA which is right around the corner featuring a splash park, hockey rink, tennis/pickleball courts, and a gymnasium. With a new school under construction steps away, easy access to Deerfoot and Stoney Trail, and the future Green Line LRT nearby, this home offers an unparalleled lifestyle in Calgary’s premier urban district! Investor Alert II This listing offers Rental Guarantee through YYC

