



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

20893 Main Street SE
Calgary, Alberta

MLS # A2333444



\$635,000

Division:	Seton		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,682 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Exhaust Fan, Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this impeccably maintained semi-detached home featuring 2 complete living areas. The main level features a bright and inviting open-concept layout with a beautiful kitchen, dining room and a spacious living room. Upper floor holds 3 bedrooms, 2.5 bathrooms, laundry room, and a bonus room. What truly sets this property apart is the fully legal basement suite, complete with a private entrance, 4th bedroom, full kitchen, laundry, and full bathroom – an excellent mortgage helper or ideal setup for extended family living. Outside, enjoy the convenience of a double garage and low-maintenance living. Located just minutes from shopping, restaurants, schools, parks, the South Health Campus Hospital, easy access to Deerfoot and Stoney Trail, Seton offers everything you need right at your doorstep.