

**20841 Main Street SE
Calgary, Alberta**

MLS # A2245449



\$645,000

Division:	Seton		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,649 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Perfect Investment Opportunity for first time Buyers or Investors! The Half Duplex legal basement suite has a Lease in place until April 30, 2026 at \$1,200 per month rent. This wonderful half duplex is in excellent condition and can be SOLD as half duplex or entire duplex for \$1,300,000. The main floor has a large open concept living room which is an excellent place to entertain your family and friends. 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 that can be your oasis 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 full legal basement suite has 4-stainless steel appliances, comfortable size living room and dining area. Beautiful bathroom and nice size bedroom. Back yard offers low landscaping and is partially fenced. The backyard has the potential to build a garage. Across the street is a large green space with pond, which is excellent for walking. Close to shopping, YMCA, South Health Campus, all major routes and so much more. Book your showing today!