

**20525 Main Street SE**  
**Calgary, Alberta**

**MLS # A2276362**



**\$599,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,684 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Re		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		

**Inclusions:** Tv wall mount in the living room, 26 solar panels with a capacity of 11.57 kW, automatic windows covering at both master bedrooms, electrical subpanel in the garage

Welcome to this impeccably maintained two-storey semi-detached home, thoughtfully designed for modern living. The open-concept main floor is finished with durable LVP flooring and bathed in natural light, creating a bright and inviting atmosphere. The upgraded kitchen is a true showpiece, featuring a crisp white palette, quartz countertops, built-in oven, gas stove, stainless steel appliances, sleek hood vent, and an oversized walk-in pantry—perfect for both everyday living and entertaining. Upstairs, you’ll find two generously sized bedrooms, each complete with its own ensuite bathroom and walk-in closet, offering privacy and comfort. Convenient upper-floor laundry adds to the home’s functional design. The fully developed basement includes a separate side entrance, an additional bedroom, and a full bathroom—ideal for guests and extended family. Additional highlights include central air conditioning, a double detached garage, and a fenced, southwest-facing backyard perfect for enjoying afternoon and evening sun. This energy-efficient home is equipped with 26 solar panels with an impressive 11.57 kW capacity, helping reduce utility costs. Located just minutes from Seton Hospital, shopping, restaurants, and amenities, with easy access to Deerfoot Trail and Stoney Trail, this home offers exceptional value, comfort, and convenience.