

# \$640,000 - 20525 Main Street Se, Calgary

MLS® #A2249655

**\$640,000**

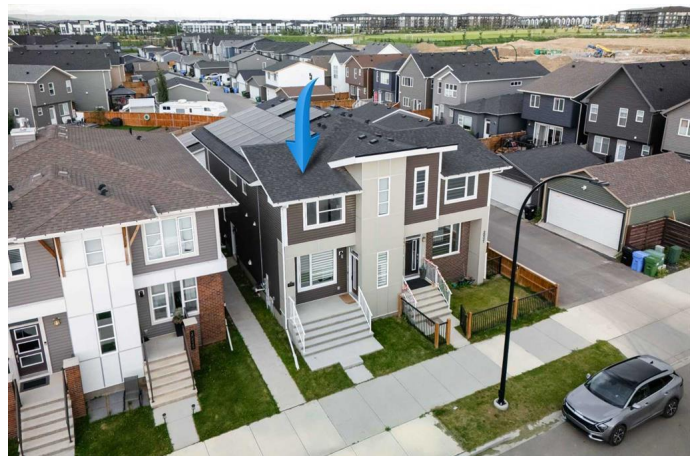
3 Bedroom, 4.00 Bathroom, 1,680 sqft  
Residential on 0.06 Acres

Seton, Calgary, Alberta

**\*\*OPEN HOUSE: SATURDAY, NOVEMBER 1ST, 2025 - 11:00 am -1:00 pm\*\*** Offering 3 spacious bedrooms (including two private ensuites), 3.5 bathrooms, and nearly 1,600 sq. ft. of modern living space above grade, plus a full basement with its own side entrance, this property truly has it all.

The open-concept main floor showcases soaring 9-foot ceilings, a bright and inviting living area with an elegant electric fireplace, and a chef's kitchen featuring full-height cabinetry, stainless steel appliances, a built-in wall oven and microwave, ENERGY STAR® 26 cu. ft. refrigerator with external filtered water and ice dispenser, gas cooktop with chimney hoodfan, oversized pantry, and a central island – perfect for both everyday living and entertaining. Patio doors open to a charming deck and sunny backyard, complete with a gas line for your BBQ.

Upstairs, a central bonus room creates the ideal family gathering space. The primary suite offers a large walk-in closet and a beautiful 4-piece ensuite with a tub/shower combo. A second spacious suite also features its own walk-in closet and a luxurious 3-piece bathroom. For added convenience and efficiency, the laundry room – equipped with ENERGY STAR® washer and dryer – is located on the same level as the bedrooms. The full basement, with a private side entrance, provides endless potential to add a future bedroom, bathroom, and recreation area. Outdoors, the large backyard is perfect



for summer gatherings and relaxation, and comes complete with an oversized double detached garage.

Additional highlights include central air conditioning, solar panels to help reduce energy costs, and stylish modern finishes throughout.

This is the perfect home for families seeking comfort, style, and functionality in one of Calgary's fastest-growing communities. Don't miss this incredible opportunity – book your showing today!

Built in 2021

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2249655               |
| Price          | \$640,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,680                  |
| Acres          | 0.06                   |
| Year Built     | 2021                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 20525 Main Street Se |
| Subdivision | Seton                |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 3E9              |

### Amenities

|           |      |
|-----------|------|
| Amenities | None |
|-----------|------|

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Double Garage Detached, Garage Door Opener |
| # of Garages   | 2  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), See Remarks, Smart Home, Separate Entrance  |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Microwave, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Gas Cooktop, Range Hood, See Remarks |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric, Living Room  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | BBQ gas line, Lighting, Other      |
| Lot Description   | Back Lane, Back Yard               |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 67                |
| Zoning         | R-Gm              |
| HOA Fees       | 375               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.