



20596 Main Street Calgary Alberta

\$635,000

Welcome to this beautifully finished duplex in the vibrant and amenity-rich community of Seton—just minutes from the South Health Campus, YMCA, shopping, restaurants, and transit. Offering over 2,253 sq.ft. of total developed living space, this home is perfect for first-time buyers, investors, or those needing space for extended family, thanks to the 1 bedroom basement, legal suite with a separate entrance, full kitchen with gas cooktop, laundry, rec room, 4-piece bath, and large bedroom with walk-in closet. The main level features an open-concept design highlighted by a stunning tiled gas fireplace—perfect for cozy winter evenings—and a spacious kitchen complete with quartz countertops, stainless steel appliances, a whisper-quiet dishwasher, gas cooktop, central island with breakfast bar, and a walk-in pantry. The adjoining dining and living spaces are filled with natural light and finished in a timeless neutral palette with upgraded lighting throughout. Upstairs, you'll find a bright bonus room, convenient upper-floor laundry, and three generously sized bedrooms. The primary suite includes a walk-in closet, a 3-piece ensuite, and an LED DC quiet ceiling fan compatible with smart home systems. Smart thermostats are installed for both the upper level and the basement suite, enhancing comfort and energy efficiency. Additional perks include a low-maintenance yard, a 7' x 7' backyard shed, a spring snow crabapple tree in the front yard, and a double rear parking pad. Located in Seton—one of Calgary's most dynamic and connected communities with schools, parks, pathways, and every convenience close by—this stylish and move-in ready home truly has it all. (id:6769)

Bedroom 10.42 Ft x 10.50 Ft

4pc Bathroom 8.83 Ft x 4.83 Ft

Living room/Dining room 12.75 Ft x 12.83 Ft

Kitchen 8.58 Ft x 8.67 Ft

Laundry room 4.08 Ft x 3.33 Ft

Living room 12.83 Ft x 15.50 Ft

Other 6.50 Ft x 3.75 Ft

2pc Bathroom 3.00 Ft x 8.08 Ft

Other 6.42 Ft x 3.25 Ft

Primary Bedroom 12.75 Ft x 11.42 Ft

Other 5.25 Ft x 6.17 Ft

3pc Bathroom 4.92 Ft x 11.00 Ft

Laundry room 5.92 Ft x 5.92 Ft

Family room 11.92 Ft x 11.67 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

Bedroom 8.50 Ft x 9.00 Ft

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Listing Presented By:



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Kitchen 13.75 Ft x 8.33 Ft

Bedroom 8.17 Ft x 11.92 Ft

Dining room 13.25 Ft x 9.50 Ft