



**GRASSROOTS**  
REALTY GROUP

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20845 Main Street SE  
Calgary, Alberta

MLS # A2245448



**\$650,000**

Division:	Seton		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,637 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad, Side By Side		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Phone, Sewer, Water
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Fantastic Investment Opportunity and this Half Duplex with full Legal Suite is MOVE-IN Ready! This wonderful half duplex is in excellent condition and can be SOLD as half duplex or entire duplex for \$1,300,000. The location great as its across the street from a green space and pond. The main floor is bright, open concept and excellent space to entertain your guest. Then 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 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 basement has a full legal suite which has 4-stainless steel appliances, cozy living and dining area. Stylish bathroom and nice size bedroom. Back yard is low landscaping, partially fenced and offers the potential to build a garage. Close to shopping, YMCA, South Health Campus, all major routes and so much more. Book your showing today!