



**20549 Main Street SE
Calgary, Alberta**

MLS # A2299440



\$589,000

Division:	Seton		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,408 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Vinyl Siding	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Tankless Hot Water		

Inclusions: Basement Refrigerator, Basement Washer and dryer, garage door opener

OPEN HOUSE April 18th 1-3pm. Welcome to luxury living. This striking south-facing end-unit townhouse in the heart of Seton isn't just another listing—it's a rare NO CONDO FEE opportunity that seamlessly blends modern design, versatility, and true move-in-ready convenience. As an end unit, it offers added privacy and natural light, giving it the feel of a detached home. This beautiful smart home is also highly energy efficient, featuring solar panels, an Ecobee smart thermostat, a tankless hot water system, and triple-pane windows, all designed to keep energy costs low while maximizing comfort. From the moment you walk in, you're greeted by soaring cathedral ceilings and an expansive open-concept main floor that feels bright, elevated, and effortlessly stylish. The kitchen is the showstopper—massive, beautifully designed, and built to impress—featuring a dedicated coffee bar, an abundance of prep space, and a pantry that just keeps going (seriously—it might outlast your grocery runs). Upstairs, the primary suite is a retreat of its own, complete with a stunning ensuite showcasing a full-length dual vanity, walk-in closet, a full-tile glass shower, and a beautiful soaker tub designed for unwinding at the end of the day. A second bedroom and additional full bathroom complete the upper level with comfort and privacy. And then there's the lower level, where this home truly separates itself from the rest. The fully finished basement features its own separate entrance, a bedroom, and an additional dedicated sleeping area, currently partitioned (not fully enclosed), that would be perfect as a home office with a Murphy bed or easily converted into a fourth bedroom. It also includes a beautifully finished bathroom with a full-tile glass shower that rivals the upstairs finishes, along with a kitchenette already in

place—ideal for extended family, guests, or future income potential. Outside, enjoy a private deck, a low-maintenance yard with fresh sod, and an oversized double detached garage—no projects, no waiting, just move in and enjoy. Located in one of Southeast Calgary’s most vibrant communities, this home sits on Main Street, offering a noticeably wider, more open streetscape than typical city roads, while placing you just minutes from the South Health Campus, YMCA, Cineplex, shopping, restaurants, schools, parks, and transit. Modern. Bright. Turn-key. Exceptionally rare.