

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

MLS® #A2249655

\$640,000

3 Bedroom, 4.00 Bathroom, 1,680 sqft

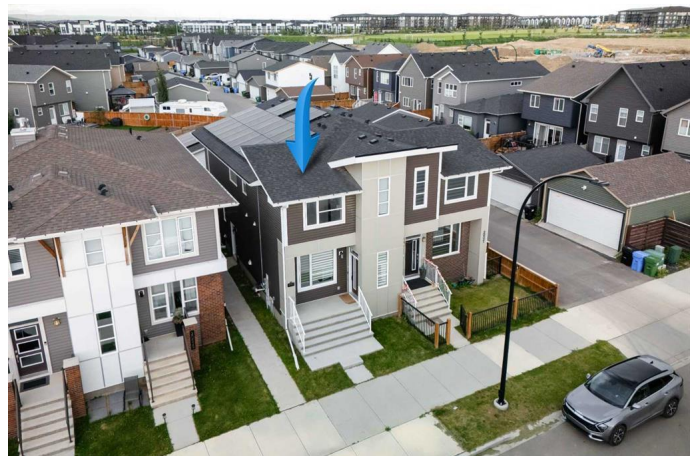
Residential on 0.06 Acres

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, See Remarks, Separate Entrance, Smart Home, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, ENERGY STAR Qualified Dryer, Gas Cooktop, Microwave, Range Hood, See Remarks, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	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	76
Zoning	R-Gm
HOA Fees	375
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.