

# \$595,000 - 20708 Main Street Se, Calgary

MLS® #A2212720

**\$595,000**

4 Bedroom, 4.00 Bathroom, 1,458 sqft

Residential on 0.07 Acres

Seton, Calgary, Alberta

Become a homeowner and SAVE TONS OF MONEY with this amazing townhouse. First, NO CONDO FEES, second, ILLEGAL SUITE with SEPARATE ENTRANCE, third, this is a BUILTGREEN GOLD home with an Energuide rating of 58 which means you'll use less utilities and its built to last longer requiring less maintenance costs, fourth, SOLAR PANELS that are owned and not only help pay for your electric use but will automatically sell any surplus back to the grid. This gorgeous home is next to new and has great upgrades like white quartz counters throughout, high ceilings, stainless steel appliances including a built in microwave, huge pantry, TRIPLE PANE WINDOWS (incredible energy savers!) a 96% efficient furnace with MERV filters to keep your air quality amazing, a heat recovery ventilation system and tankless hot water (Save even more energy costs) . Other upgrades include high quality finishings like Moen faucets, Kohler sinks, LED designer lights, and smart home features like ALEXA with KASA smart light switches, Wi-Fi electronic dead bolt, Ring doorbell and smart thermostat. PLEASE CHECK OUT OUR PHOTOS FOR MORE AMAZING FEATURES OF THIS GORGEOUS HOME AND ASK YOUR REALTOR TO DOWNLOAD THE BUILTGREEN AND ENERGUIDE INFORMATION PACKAGES FROM SUPPLEMENTS. Seton HOA fees will not be charged until the community facilities are completed.



Built in 2022

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2212720      |
| Price          | \$595,000     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,458         |
| Acres          | 0.07          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 20708 Main Street Se |
| Subdivision | Seton                |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 3K3              |

## Amenities

|                |                       |
|----------------|-----------------------|
| Amenities      | Recreation Facilities |
| Parking Spaces | 2                     |
| Parking        | Parking Pad           |

## Interior

|                   |                                                                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Separate Entrance, Smart Home, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Recessed Lighting |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer                                                                                                                                                         |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                |
| Cooling           | None                                                                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                                                                    |

Basement                      Exterior Entry, Finished, Full, Suite

**Exterior**

Exterior Features      Other, Private Entrance, Private Yard  
Lot Description        Back Lane, Landscaped, Low Maintenance Landscape, Street Lighting  
Roof                      Asphalt Shingle  
Construction          Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed             April 17th, 2025  
Days on Market        13  
Zoning                   R-Gm  
HOA Fees                375  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office           RE/MAX Realty Professionals

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