

# \$635,000 - 20596 Main Street Se, Calgary

MLS® #A2232547

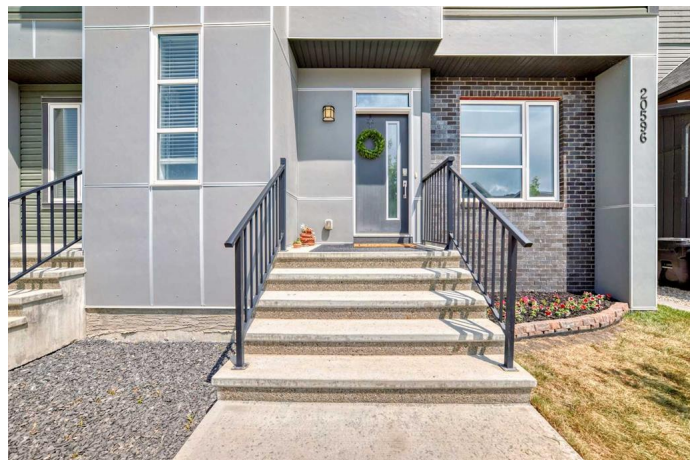
**\$635,000**

4 Bedroom, 4.00 Bathroom, 1,627 sqft

Residential on 0.06 Acres

Seton, Calgary, Alberta

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 Setonâ€™one of Calgaryâ€™s most dynamic and connected communities with schools, parks, pathways, and every convenience close byâ€™this stylish and move-in ready home truly has it all.

Built in 2020

### Essential Information

MLS® #	A2232547
Price	\$635,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,627
Acres	0.06
Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	20596 Main Street Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3G4

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Pantry, Quartz Counters, See Remarks, Separate Entrance, Storage, Walk-In Closet(s), Low Flow Plumbing Fixtures
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Appliances	Dishwasher, Microwave, Mic Washer/Dryer, Window Cove
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Exterior Entry,

**Exterior**

Exterior Features	Lighting, Other
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, O
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 19th, 2025
Days on Market	19
Zoning	R-Gm

**Listing Details**

Listing Office	eXp Realty
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