

# \$548,800 - 20580 Main Street Se, Calgary

MLS® #A2226980

**\$548,800**

2 Bedroom, 2.00 Bathroom, 1,377 sqft

Residential on 0.07 Acres

Seton, Calgary, Alberta

NO CONDO FEES!! RARE 4 Level Split - QUICK POSSESSION \* BEAUTIFUL JAYMAN BUILT HOME \* SOLAR & SMART TECH \* PARKING FOR 2 CARS \* This lovely multi story townhouse features a nice open floor plan that flows smoothly into the modern kitchen with a centralized flush eating bar, bright white QUARTZ counters, full walk-in pantry, Stainless Steel WHIRLPOOL appliances that includes a French Door Refrigerator w/ icemaker, Venmar hood fan and upgraded glass top stove. Step up to an elevated mid-level where you will discover a 2nd bedroom or Den and a FULL BATH! The upper level offers a primary bedroom with a beautiful five-piece ensuite featuring dual vanities, a stand-alone shower, and a Rockford Tub, complemented with a spacious walk-in closet. A bonus to completing this level is a sizable laundry room and an open view below the Great Room. The unfinished basement provides roughed-in plumbing & an opportunity for you to create & finish your ideal additional living space. Other upgrades include 9' main floor ceiling with a soaring 18" open to above area, 11' x 10' deck, Fully fenced and landscaped, QUARTZ counters tops in full bathrooms vanities, Triple Pane Windows, Goodman 96% efficient 2 stage furnace with Merv - media filters & FANTEC Heat Recovery Ventilation system, Tankless Navien system, MOEN Faucets, Kohler sinks LED Designer Lighting with pot lights, Smart home - ALEXA with 5 KASA smart light switches, Schlage



## 20580 MAIN STREET SE

RE/MEASUREMENT STANDARD - CALGARY AB

MAIN LEVEL (AG) - 691.12 Sq Ft / 64.21 m<sup>2</sup>

UPPER LEVEL (AG) - 250.07 Sq Ft / 23.23 m<sup>2</sup>

THIRD LEVEL (AG) - 436.19 Sq Ft / 40.52 m<sup>2</sup>

TOTAL ABOVE GRADE RMS SIZE - 1377.38 Sq Ft / 127.96 m<sup>2</sup>



WIFI Encode Electronic deadbolt, RING doorbell, system, Touchscreen ECOBEE 5 smart thermostat. Enjoy living in this beautiful new community, with nature as your backdrop and trails within steps of your Jayman BUILT Home. The South Health Campus, Cineplex, and shopping are all conveniently located nearby. Please feel free to call your friendly REALTOR(R) to view this weekend!

Built in 2021

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2226980      |
| Price          | \$548,800     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,377         |
| Acres          | 0.07          |
| Year Built     | 2021          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 20580 Main Street Se |
| Subdivision | Seton                |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 3G2              |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Park, Picnic Area, Playground                    |
| Parking Spaces | 2                                                |
| Parking        | Off Street, Stall, Gravel Driveway, Side By Side |

### Interior

|                   |                               |
|-------------------|-------------------------------|
| Interior Features | High Ceilings, Kitchen Island |
| Appliances        | Home, Stone Counters, Tank    |
|                   | Dishwasher, Electric Stove    |
|                   | Tankless Water Heater, Was    |
| Heating           | Forced Air, Natural Gas, High |
| Cooling           | None                          |
| Has Basement      | Yes                           |
| Basement          | Full, Unfinished              |



**Exterior**

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                              |
| Lot Description   | Back Lane, Front Yard, Landscaped, Rectangular Lot, Street Lighting, Fruit Trees/Shrub(s) |
| Roof              | Asphalt Shingle                                                                           |
| Construction      | Vinyl Siding, Wood Frame                                                                  |
| Foundation        | Poured Concrete                                                                           |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 11             |
| Zoning         | R-Gm           |
| HOA Fees       | 375            |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

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