

\$699,900 - 20529 Main Street, Calgary

MLS® #A2116854

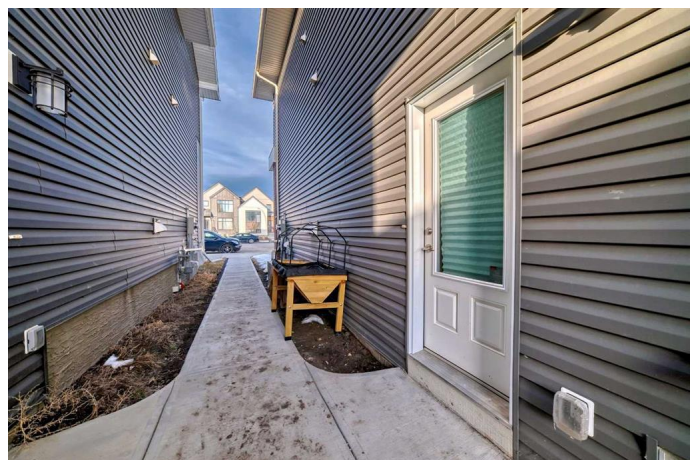
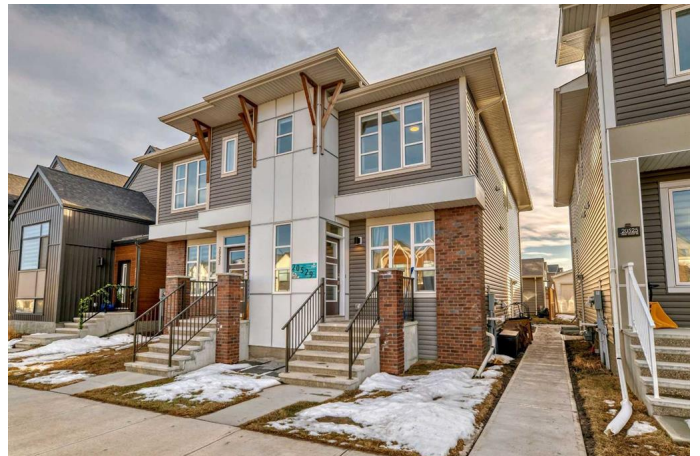
\$699,900

4 Bedroom, 4.00 Bathroom, 1,667 sqft

Residential on 0.06 Acres

Seton, Calgary, Alberta

INVESTOR ALERT!!! Welcome to this exceptional investment property located in the vibrant community of Seton in Southeast Calgary. This meticulously maintained semi detached home offers an ideal opportunity for investors looking to capitalize on immediate rental income and long-term appreciation potential. Situated in the desirable Seton neighborhood, known for its convenience close to Deerfoot Trail, amenities, location to schools, parks, brand new YMCA, and CALGARY SOUTH HEALTH CAMPUS. This spacious and well-designed 2 story home boasts a total of 2320 sq of living space including the LEGAL BASEMENT SUITE and is a perfect fit to your investment portfolio. 3 bedrooms, 2 ½ bathrooms, and 1667 sqft for the upper levels will provide ample space for tenants and families. The 653 sqft legal suite is a rare quick possession find and comes with a separate side entrance, full concrete walkway up the side, full kitchen, walk in pantry, and is ideal for maximizing rental income potential. Benefit from immediate cash flow with two amazing and solid tenants already occupying the property. This home also comes with a fully fenced back yard, deck, HEATED detached garage, and HOT TUB. This SE Calgary property is priced competitively for the high demand Calgary market and offers excellent value for investors seeking a turnkey opportunity. Take advantage of the legal basement suite to maximize rental revenue while complying with



local regulations. Seton is a rapidly growing community with a wealth of amenities, making it an attractive location for tenants and ensuring potential for long-term appreciation. Enjoy peace of mind knowing that your investment property is occupied by stable tenants, reducing the risk of vacancy and maximizing your returns. This investment property presents a rare opportunity to secure a lucrative income-generating asset in one of Calgary's most sought-after neighborhoods. Whether you're a seasoned investor or new to the market, this property offers the perfect blend of immediate income and future growth potential. Schedule a showing today and take the first step towards building your investment portfolio in Seton in SE Calgary!

Built in 2020

Essential Information

MLS® #	A2116854
Price	\$699,900
Sold Price	\$687,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,667
Acres	0.06
Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	20529 Main Street
Subdivision	Seton
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3M 3E9

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage

Interior

Interior Features	Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Central, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Landscaped, Level
Roof	Asphalt Shingle
Construction	Concrete, Post & Beam, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 18th, 2024
Date Sold	May 4th, 2024
Days on Market	16
Zoning	Single Residential
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
----------------	------------

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.