

\$625,000 - 3959 206 Avenue Se, Calgary

MLS® #A2170126

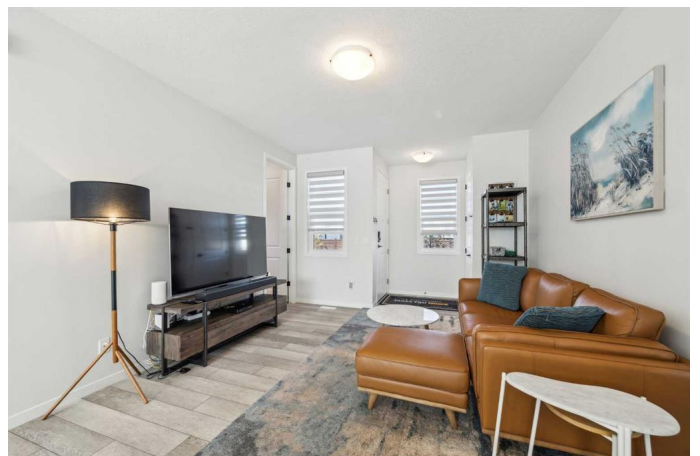
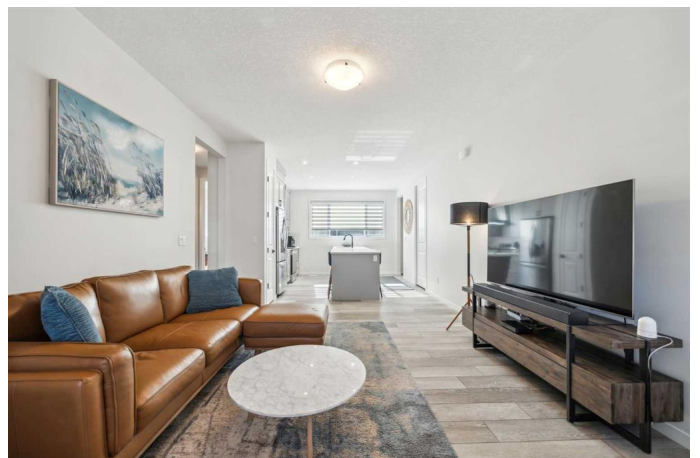
\$625,000

4 Bedroom, 3.00 Bathroom, 981 sqft

Residential on 0.06 Acres

Seton, Calgary, Alberta

This like-new, stunning bungalow offers a unique and versatile floor plan in the desirable community of Seton SE. With 4 spacious bedrooms, the main level features 2 bright and airy bedrooms, while the fully finished basement includes 2 additional bedrooms, offering plenty of space for family or guests. The separate side entrance makes access to the basement ideal, A secondary suite would be subject to approval and permitting by the city/municipality. The home features 9-foot ceilings on both the main level and the basement, giving it an extra spacious and airy feel. The main floor boasts an open-concept kitchen with a massive island, perfect for entertaining or family gatherings, and a bright living room. The primary bedroom includes a private ensuite bathroom, and there is also an additional full bath on the main level for added convenience. The basement offers another full bath, making it perfect for extended family or guests. Additional features include a tankless hot water system, providing endless hot water on demand, and a water softener for added comfort. Storage is abundant in this home, with a dedicated storage room in the basement and additional space under the stairs to meet all your storage needs. The low-maintenance south facing backyard is ideal for easy outdoor living, and the double detached garage offers ample parking and extra space for storage. Conveniently located just a one-minute walk from shops, a gym, a gas station, and the local skate park, this



home is also within a five-minute drive to South Health Campus, the YMCA, Cineplex, and even more shopping and dining options. Whether you're a family looking for your dream home or an investor eyeing potential, this bungalow is a rare find in an unbeatable location!

Built in 2022

Essential Information

MLS® #	A2170126
Price	\$625,000
Sold Price	\$625,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	981
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3959 206 Avenue Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2L3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Quartz Counters, Separate Entrance, Storage, Tankless Hot Water
-------------------	---

Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2024
Date Sold	November 18th, 2024
Days on Market	40
Zoning	R-G
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
----------------	-------------

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.