$660,000 - 3975 206 Avenue Se, Calgary

MLS® #A2215106

$660,000
3 Bedroom, 3.00 Bathroom, 948 sqft
Residential on 0.06 Acres

Seton, Calgary, Alberta

Open House April 27 from 1-4pm. Beautifully maintained bungalow with a Legal Basement Suite, the perfect mortgage helper or investment opportunity! The main floor features 2 spacious Bedrooms and 2 Full Bathrooms, offering a bright,
functional layout ideal for families or professionals. The 1 Bedroom,
1 Bathroom Basement Suite has a private entrance, full kitchen, private laundry, and great rental potential. Located in a prime area with excellent access to public transit, hospitals, shopping, and recreation, this property combines lifestyle
and income in one smart package. Whether you're looking to live in and
rent out, or expand your portfolio, this home delivers exceptional
value and versatility. With its solid structure, updated features, and income-generating potential, this is a rare find that ticks all the boxes. Enjoy the
comfort of homeownership with the bonus of added financial
freedom, this is an opportunity you donâ€™t want to miss. Donâ€™t miss this turnkey opportunity, schedule your viewing today!

Built in 2022

Essential Information

MLS® #	A2215106
Price	$660,000

Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	948
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3975 206 Avenue Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3L8

Amenities

Parking Spaces	2
Parking	None, Off Street, Parking Pad

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	High Efficiency
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2025
Days on Market	5
Zoning	R-G

Listing Details

Listing Office	eXp Realty

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