

\$630,000 - 3975 206 Avenue Se, Calgary

MLS® #A2215106

\$630,000

3 Bedroom, 3.00 Bathroom, 948 sqft

Residential on 0.06 Acres

Seton, Calgary, Alberta

Open House Sunday, May 4 from 2pm to 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 don't want to miss. Don't miss this turnkey opportunity, schedule your viewing today!

Built in 2022

Essential Information

MLS® # A2215106

Price \$630,000



| | |
|----------------|-------------|
| 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 | 62 |
| Zoning | R-G |

Listing Details

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

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