

# \$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	55
Zoning	R-G

### **Listing Details**

Listing Office	eXp Realty
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