20305 45 Street SE

Calgary | Active | MLS® A2333785

$780,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2023**	**1,805 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

***OPEN HOUSE SATURDAY, SEPT 19th 2-4 pm *** TRIPLE CAR GARAGE WITH RARE DRIVE THROUGH FEATURE FOR RV PARKING | CORNER LOT | LEGAL 2 BDRM BSMT SUITE | Welcome to Seton, where comfort, functionality, and modern design come together on a desirable corner lot. This air-conditioned two-storey home features a rare triple detached drive-through garage with overhead doors at both the front and rear, offering convenient drive-through access and exceptional flexibility for vehicles, recreational equipment, a workshop, or a customized entertainment and hobby space. Thoughtfully designed for today's lifestyle, the home also includes a legal two-bedroom basement suite, offering an excellent opportunity for multigenerational living or valuable mortgage-supporting rental income. Step inside to bright, open-concept living spaces designed for both everyday comfort and effortless entertaining. The main floor showcases a spacious living room highlighted by a sleek electric fireplace, expansive windows that fill the home with natural light, and a generous dining area. The well-appointed chef's kitchen features quartz countertops, crisp white cabinetry, a breakfast bar, and stainless steel appliances. Upstairs, the spacious primary retreat offers a walk-in closet and a private 3-piece ensuite. A versatile bonus room provides the perfect space for a family room, home office, or play area, while two additional bedrooms, a full bathroom, and a conveniently located laundry room complete the upper level. The fully self-contained legal basement suite is beautifully finished with its own kitchen, living area, two bedrooms, full bathroom, and separate laundry, providing exceptional flexibility for extended family or rental potential.Outside, enjoy a cozy deck, a fully fenced and landscaped yard, and an unbeatable location close to parks, athletic fields, schools, shopping, and the South Health Campus.Offering exceptional versatility, premium garage space, and income-generating potential in one of Calgary's most sought-after communities, this is a home you won't want to miss.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2333785
Bedrooms	5
Bathrooms	4
Year Built	2023
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes

Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,805 sq. ft.
Main Level Finished Area:	875 sq. ft.
Upper Level Finished Area:	930 sq. ft.
Below Grade Finished Area:	755 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,854 sq. ft.
Lot Frontage:	17'2"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2023 (Age: 3)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2311056
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Electric, Living Room
Garage:	Yes
Garage Spaces:	3
Parking:	Off Street, RV Access/Parking, Triple Garage Detached
Parking Places:	7
Parking Total/Covered:	7 / -
Laundry Features:	In Basement, Multiple Locations, Upper Level
HOA Fee:	$451.50
City Quadrant:	Southeast
Community:	Seton
Amenities:	None
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	In Basement: Refrigerator, Electric Stove, Microwave Hood Fan, Dishwasher, Washer, Dryer.
Restrictions:	Underground Utility Right of Way
Main Floor	Foyer · 16'7" × 5'5" ·
Main Floor	Kitchen · 15'7" × 14'4" ·
Main Floor	Dining Room · 12'7" × 8'3" ·
Main Floor	Living Room · 20'9" × 12'7" ·

Upper Level	Bedroom - Primary · 12'1" × 10'5" ·
Upper Level	Bedroom · 9'7" × 9'3" ·
Upper Level	Bedroom · 12'9" × 8'4" ·
Upper Level	Bonus Room · 19'10" × 13'2" ·
Upper Level	Walk-In Closet · 9'4" × 4'5" ·
Upper Level	Laundry · 7'5" × 4'1" ·
Lower Level	Bedroom · 13'6" × 8'8" ·
Lower Level	Bedroom · 9'11" × 9'3" ·
Lower Level	Kitchen · 10' × 9'11" ·
Lower Level	Living/Dining Room Combination · 9'11" × 7'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	No Animal Home, No Smoking Home
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-G
Listed Date:	Jul 31, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/20305-45-street-se-calgary-a2333785/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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