711 Seymour Avenue SW
Calgary, Alberta

MLS # A2146809

$635,000

Division:	Southwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,113 sq.ft.	**Age:**	1965 (59 yrs old)
Beds:	4	**Baths:**	1 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Insulated, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Central, In Floor, Forced Air, Natural Gas	**Water:**	-
Floors:	Hardwood, Vinyl Plank	**Sewer:**	-
Roof:	Metal	**Condo Fee:**	-
Basement:	Partial, Partially Finished	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Smoking Home, Quartz Counters, Storage, Vinyl Windows		

Inclusions: None

Bright, upgraded bungalow in the quiet neighbourhood of Southwood.   Walk to the Southland LRT station, schools, grocery stores, shopping & parks! This home has seen countless upgrades including TRIPLE PANE WINDOWS, a lifetime Interlock METAL ROOF, and maintenance free landcscaping that looks amazing year-round. A newer high efficiency furnace, hot water tank, and CENTRAL AC round out this worry-free package.   The bright, updated kitchen features QUARTZ COUNTERTOPS, stainless steel appliances, a Bosch dishwasher, and CEILING POT LIGHTS. The kitchen flows beautifully into the open living and dining areas with stunning REFINISHED HARDWOOD FLOORS throughout. One-floor living continues with a renovated 4 piece bathroom with HEATED TILE FLOORS, and three spacious bedrooms with luxury vinyl plank flooring.   The basement offers a huge rec room and additional bedroom with NEW CARPETING, and an updated bathroom. The utility room can hold endless storage, or could function as a perfect home gym! The large SOUTH-FACING BACKYARD includes two patios, perennial gardens, and an INSULATED 24' DEEP DOUBLE GARAGE with a 30A plug ready for an EV charger or your tools. Only 20 minutes or a short train ride into downtown, and minutes to Fish Creek Park!   Rarely is a detached home of this quality offered at this price.