

\$649,900 - 719 Seymour Avenue Sw, Calgary

MLS® #A2179858

\$649,900

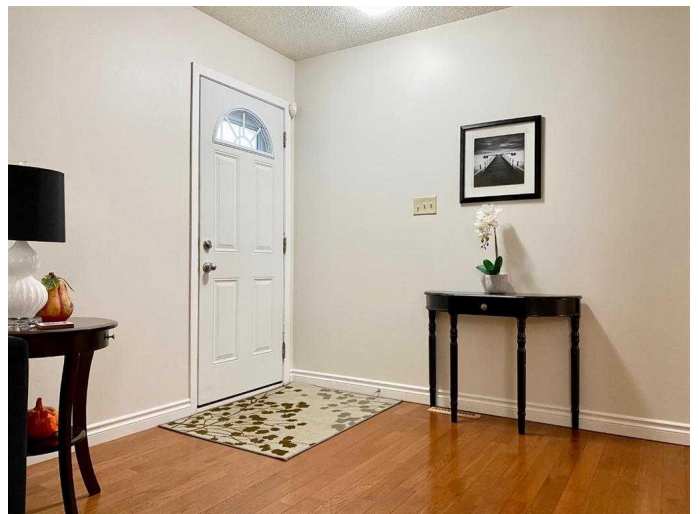
5 Bedroom, 2.00 Bathroom, 1,042 sqft
Residential on 0.13 Acres

Southwood, Calgary, Alberta

ALL OFFERS will be reviewed on Fri, Nov 29th at 4 pm, please have them in by 3:30 pm. Seller reserves the right to accept an EXCEPTIONAL offer before that, thank you.

WELCOME to this DELIGHTFUL BUNGALOW offering 1983.80 sq ft of Developed Space, a LEGAL SUITE w/SEPARATE ENTRANCE, 5 SPACIOUS Bedrooms, + 2

WELL-APPOINTED 4-pc Bathrooms, an OVER-SIZED Single Vehicle Garage, + a 24' x 11' PARKING PAD on an EXPANSIVE 5446 Sq Ft LOT in the SOUGHT-AFTER community of SOUTHWOOD!!! The LEGAL SUITE is PERFECT for ADDITIONAL INCOME, Extended FAMILY, or GUESTS. This HOME is ideal for growing families or those that need extra living space. It has GREAT CURB Appeal w/MATURE Trees, Bushes, + Low-Maintenance Landscaping. Step inside to ENJOY the BRIGHT, INVITING interior, featuring AMPLE room for RELAXATION, + ENTERTAINMENT. The main floor boasts a FUNCTIONAL Layout with GENEROUS Living areas, for both everyday living, + hosting gatherings. BEAUTIFUL HARDWOOD Flooring, NEUTRAL Colour Tones, + PLENTY of NATURAL LIGHT from the LARGE Windows. In the Living Room is an area for putting your feet up after a long day to UNWIND. The Dining area is for GATHERING around the table w/LOVED ONES as you make MEMORIES, + share LAUGHTER. The "HEART of the HOME" is the Kitchen



having 2-toned Cabinetry, a Tiled Backsplash, White/SS Appliances, a PANTRY, + a CONVENIENT Laundry area for easy access. There is room for a table/chairs or a moveable Island. The door to the Backyard is just off that. Down the hallway, you will see the 4 pc Bath incl/SOAKER Tub. There is the 3rd Bedroom, + 2nd Bedroom which could be used as an office (both good-sized), a linen closet, + the Primary Bedroom. In the Full Basement is the LEGAL SUITE that offers PRIVACY, + COMFORT with its ENTRANCE, Kitchen, + Living space. New Egress windows let in the light. There is the Lower Kitchen, the Utility/Laundry room (SEPARATE Laundry), + a Family Room made for RELAXING in, + having Movie or Game nights. The Lower Dining room for those COZY conversations around the table, a 4 pc Bath w/SOAKER Tub, a linen closet, + the HUGE 4th, + 5th Bedrooms. There is 1 furnace, + 1 H2O Tank both 2010. The roof was replaced in 2017. The City of Calgary inspection report approved 2 upgraded electrical panels in 2010. There is the SOUTH-Facing Backyard w/Patio for Outdoor Dining or sitting w/coffee as you feel the sun on your face. There is room for gardening, children, or pets to run around in, as well as adding more landscaping. The garage is handy to get into as well as extra parking with the RV Pad. This HOME is close to schools, parks, shopping, + public transportation. It has a Community that hosts many Events, + Activities for all age groups. Easy access via Southland Dr, Elbow Dr, + Anderson Dr to name a few. Book TODAY to see this CHARMING BUNGALOW!!!

Built in 1964

Essential Information

MLS® #	A2179858
Price	\$649,900

Sold Price	\$658,100
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,042
Acres	0.13
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	719 Seymour Avenue Sw
Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 0N5

Amenities

Utilities	Cable Connected, Electricity Connected, Garbage Collection, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Alley Access, Garage Faces Rear, Oversized, Parking Pad, RV Access/Parking, Single Garage Detached, Paved

Interior

Interior Features	Ceiling Fan(s), Pantry, Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard, Rain Gutters
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Lot Description	Back Lane, City Lot, Fruit Trees/Shrub(s), Front Yard, Lawn, Low Maintenance Landscape, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 25th, 2024
Date Sold	December 6th, 2024
Days on Market	11
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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