



711 Seymour Avenue Calgary Alberta

\$635,000

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 (2015), and maintenance free landscaping that looks amazing year-round. A newer high efficiency furnace (2015), hot water tank (2016), and CENTRAL AC (2020) 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 (2015) 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. (id:6769)

Recreational, Games room 7.01 M x 4.46 M

Bedroom 4.14 M x 2.78 M

2pc Bathroom 1.58 M x 1.42 M

Furnace 11.30 M x 4.06 M

Kitchen 4.21 M x 3.62 M

Living room 5.61 M x 3.73 M

Dining room 2.87 M x 2.24 M

Primary Bedroom 3.84 M x 3.04 M

Bedroom 2.96 M x 2.77 M

Bedroom 3.64 M x 2.74 M

4pc Bathroom 2.73 M x 1.50 M

Listing Presented By:



Originally Listed by:
First Place Realty

RE/MAX[®]
RE/MAX REAL ESTATE
(CENTRAL)

773 Glenmore rd., Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net