



# 719 SEYMOUR Avenue Calgary Alberta

\$649,900

\*\*\*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 24'0" X 11'4" 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 (SEPA...

Living room 14.83 M x 11.50 M

Other 14.08 M x 13.33 M

Dining room 8.67 M x 6.50 M

Primary Bedroom 11.42 M x 10.25 M

Bedroom 10.17 M x 8.58 M

4pc Bathroom 9.92 M x 4.92 M

Family room 13.00 M x 10.58 M

Kitchen 9.83 M x 7.17 M

Dining room 10.58 M x 9.00 M

Bedroom 12.58 M x 10.42 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Bedroom 9.58 M x 9.08 M

Foyer 12.00 M x 3.50 M

Other 7.00 M x 3.00 M

Laundry room 6.00 M x 6.00 M

Bedroom 13.00 M x 10.67 M

4pc Bathroom 8.17 M x 4.83 M

Furnace 9.50 M x 7.75 M