

**627 Seymour Avenue SW**  
**Calgary, Alberta**

**MLS # A2267059**



**\$599,900**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Southwood                                                                 |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | Bungalow                                                                  |               |                   |
| <b>Size:</b>     | 1,126 sq.ft.                                                              | <b>Age:</b>   | 1964 (61 yrs old) |
| <b>Beds:</b>     | 4                                                                         | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached                                                    |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Back Lane, Few Trees, Fruit Trees/Shrub(s), Landscaped, Level, Paved, Rec |               |                   |

|                    |                                 |                   |      |
|--------------------|---------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas         | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood, Linoleum              | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                            | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame, Wood Siding         | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |      |

**Inclusions:** N/A

GREAT LOCATION.Southland station just one block away,great neighbours,well cared for bungalow with mechanics dream garage on a huge south facing rear lot Basement was previous illegal suite with separate entrance.Checking with planning and development for all current allowable uses.DISCLOSURE Real estate broker Dan McNaught is brother of Seller Doug McNaught