

**819 Seymour Avenue SW**  
**Calgary, Alberta**

**MLS # A2284941**



**\$640,000**

<b>Division:</b>	Southwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,159 sq.ft.	<b>Age:</b>	1962 (64 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings		

**Inclusions:** none

Amazing midcentury modern 4 level split home in family friendly Southwood in SW Calgary! 10 minute walk to C-Train! This home has only had 2 owners. This 4 bedroom, 1 full bath, 2 half bath home comes with a double detached garage and the basement has a separate entrance leaving room for many possibilities. The upper level has 3 bedrooms, including the primary bedroom with a 2 piece ensuite. Upper level also features a 4 piece bathroom. The main floor features a kitchen with a breakfast knock, a living room overlooking the front yard and a formal dining room, as well as hardwood floors. The vaulted ceiling with exposed beams is an exquisite touch. Down from the main level you will find another bedroom and a 2 piece bathroom as well as a second living room. The basement level features the laundry as well as a rec room and storage room. The double detached garage has a natural gas heater. The many upgrades include: New washer/dryer 2023, furnace and duct cleaning 2024, main and upper levels painted in 2024, new upper level carpet 2025, main and upper level new closet doors, shelving crown mouldings and baseboards 2025. Come see this classic gem while you can!