

**631 SEYMOUR Avenue, Calgary T2W 0N5**

MLS®#: **A2201983** Area: **Southwood** Listing Date: **03/13/25** List Price: **\$769,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1964**  
Lot Information  
 Lot Sz Ar: **6,135 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Level**  
 Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,347**  
 Low Sqft:  
 Ttl Sqft: **1,347**

DOM

**1**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bi-Level**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central,High Efficiency,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**  
 Construction: **Mixed**  
 Flooring: **Laminate,Tile,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows**  
 Utilities:

Room Information

| Room | Level | Dimensions | Room                | Level | Dimensions |
|------|-------|------------|---------------------|-------|------------|
|      |       |            | Legal/Tax/Financial |       |            |

Title: **Fee Simple**  
 Legal Desc: **946JK**  
 Zoning: **R-CG**

Remarks

Pub Rmks: **This stunning bi-level home in Southwood offers a thoughtfully designed living space, perfect for families, extended stays, or even Airbnb potential. Located in a**

quiet, safe, and convenient neighborhood, just two blocks from the heated LRT station, this home combines functionality with modern upgrades. The bright, open-concept main level features an updated kitchen with ample counter space, ideal for multiple cooks and entertaining guests. A versatile flex room off the kitchen can serve as a family room, dining area, or home office. The modern primary bedroom boasts a 3-piece ensuite and French doors leading to a large sunroom on the patio, perfect for enjoying your morning coffee. Two additional bedrooms and a stylish 5-piece main bath complete this level. The lower level offers a semi-separate living space, ideal for extended family, guests, or rental opportunities. It includes a functional kitchenette with a full-size sink and fridge, a spacious living area for lounging or entertainment, and a large bedroom suite with his-and-hers closets and a dedicated office area. A dedicated workout space, a 3-piece bathroom, and a utility room add to the home's convenience. The private backyard is an outdoor oasis, featuring mature landscaping, and an expansive 3-level deck, offering plenty of room for social gatherings. A detached, insulated, and heated double garage provides additional storage and workspace, while extra parking accommodates a utility trailer, small RV, or recreational toys, all accessed via a paved laneway. Additional upgrades include a newer roof, high-efficiency furnace, updated windows, a Wi-Fi thermostat, and smart light switches. This home offers unbeatable flexibility, whether for a growing family, a multi-generational setup, or an income-generating opportunity. Its prime location ensures an easy commute downtown, with quick access to transit, parks, and trails. Don't miss out on this versatile, move-in-ready home—schedule your private viewing today!

Inclusions:

Property Listed By:

N/A

Kirin Realty & Management Inc.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











