



GRASSROOTS
REALTY GROUP

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811 Seattle Drive SW
Calgary, Alberta

MLS # A2242588



\$625,000

Division:	Southwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	964 sq.ft.	Age:	1962 (63 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Low Maintenance Landscape,		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Separate Entrance, Storage, Track Lighting		

Inclusions: Birthbath

"This stunning 4-bedroom, 2-bath Southwood bungalow is filled with natural light from newer windows throughout the main floor and showcases beautiful hardwood flooring. The main level features a bright living room, and a spacious eat-in kitchen with dining room, overlooking the south-facing backyard—perfect for gardens and outdoor living. Three generously sized bedrooms and a 4-piece bath complete the main floor. Numerous updates in recent years include the hot water tank, furnace, roof shingles, and windows. A separate side entrance provides excellent potential for a legal/illegal suite, offering added cash flow opportunities. The finished basement expands the living space with a huge family room, flex room, 3-piece bath, laundry room, and storage. Outside, enjoy a private yard, an double garage. Located near schools. Minutes away from LRT, close to Chinook Centre and Southcentre, restaurants, grocery stores, parks, community centre, Fish Creek Park, and Glenmore Reservoir, whether your downsizing or looking for an investment property. This is an incredible opportunity!"