



GRASSROOTS
REALTY GROUP

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627 Seymour Avenue SW
Calgary, Alberta

MLS # A2267059



\$599,900

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

Heating:	Forced Air, Natural Gas
Floors:	Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

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