



**627 Seymour Avenue SW
Calgary, Alberta**

MLS # A2291684



\$599,900

Division:	Southwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,126 sq.ft.	Age:	1964 (62 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Insulated, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Few Trees, Fruit Trees/Shrub(s), Landscaped, Level, Paved, Rec		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	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. Check with planning and development for all current allowable uses. DISCLOSURE Real estate broker Dan McNaught is brother of Seller Doug McNaught