



**628 Seymour Avenue SW
Calgary, Alberta**

MLS # A2296426



\$619,000

Division:	Southwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,076 sq.ft.	Age:	1962 (64 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: water softener (as-is), all appliances in the basement suite

Beautiful character home located in the desirable community of Southwood, offering over 1,900 sq ft of developed living space. With its fully finished BRICK EXTERIOR and newer roof, this home presents great curb appeal and long-term value. The main floor features a spacious and inviting family room with a cozy fireplace, complemented by hardwood and tile flooring throughout. VAULTED CEILINGS with exposed beams add a warm, timeless feel, while the kitchen offers a gas stove, under-cabinet lighting, and ample cupboard space, along with a bright eat-in dining nook. The main level includes two generously sized bedrooms and a fully updated bathroom. At the rear, a versatile room with French doors—previously used as a third bedroom—can easily be converted back or used as a formal dining room or home office. The basement includes an illegal suite, providing additional flexibility with a newer kitchen, updated flooring, a large living/recreation area, and three bedrooms—ideal for extended family or other potential uses. Over the years, several KEY UPDATES have been completed, including WINDOWS, and a NEW FURNACE (2026). Conveniently located within WALKING DISTANCE to the LRT, shopping such as Superstore and Walmart, and a variety of restaurants, this home offers both comfort and accessibility.