

# \$769,000 - 631 Seymour Avenue Sw, Calgary

MLS® #A2201983

**\$769,000**

5 Bedroom, 3.00 Bathroom, 1,348 sqft  
Residential on 0.14 Acres

Southwood, Calgary, Alberta

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!

Built in 1964

### Essential Information

MLS® #	A2201983
Price	\$769,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,348
Acres	0.14
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	631 Seymour Avenue Sw
Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2W 0N5

### **Amenities**

Parking Spaces 2  
Parking Double Garage Detached  
# of Garages 2

### **Interior**

Interior Features No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows  
Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer  
Heating Central, High Efficiency, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Finished, Full

### **Exterior**

Exterior Features Private Yard  
Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Level  
Roof Asphalt Shingle  
Construction Mixed  
Foundation Poured Concrete

### **Additional Information**

Date Listed March 13th, 2025  
Days on Market 1  
Zoning R-CG

### **Listing Details**

Listing Office Kirin Realty & Management Inc.

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