



**811 Seattle Drive SW**  
**Calgary, Alberta**

**MLS # A2323217**



**\$628,500**

<b>Division:</b>	Southwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	981 sq.ft.	<b>Age:</b>	1962 (64 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Storage		

**Inclusions:** N/A

Beautifully renovated bungalow situated on a tree lined street in the community of Southwood. Offering 1,878 SF of developed living space with 2+1 bedrooms, 2 bathrooms, a detached double garage and a large SOUTH facing backyard. The bright and open main floor features wide plank hardwood flooring, chic light fixtures, modern paint tones and finishing. The living room, with cozy fireplace, transitions to the gorgeous kitchen with timeless white cabinetry, quartz countertops, undercabinet lighting, BRAND NEW stainless steel appliances and large center island with eating bar. Two generously scaled bedrooms which share a 4 piece bathroom complete this level. The basement, with new carpet, is finished with a family room, 3rd bedroom, den, 3 piece bathroom/laundry room and ample storage. You will enjoy summers with the expansive patio and mature landscaping creating an outdoor oasis. Don't overlook the updated roof, furnace, hot water tank, windows and all renovations completed with permits...not a thing to do but move in!