

# \$615,000 - 811 Seattle Drive Sw, Calgary

MLS® #A2242588

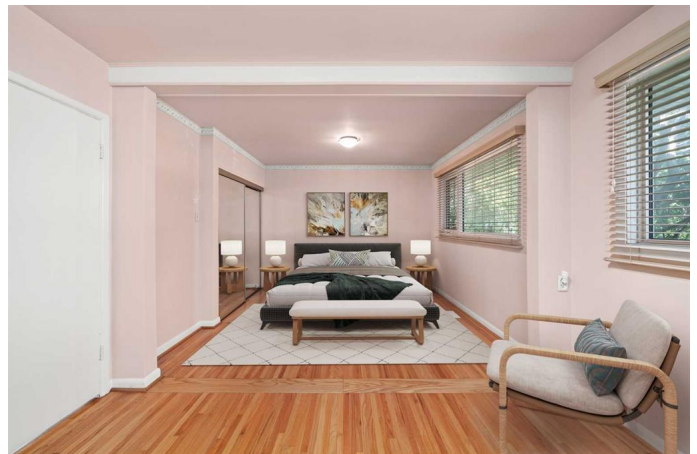
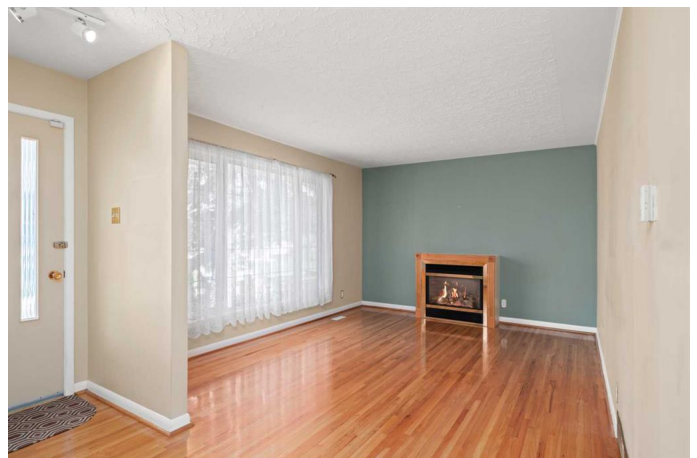
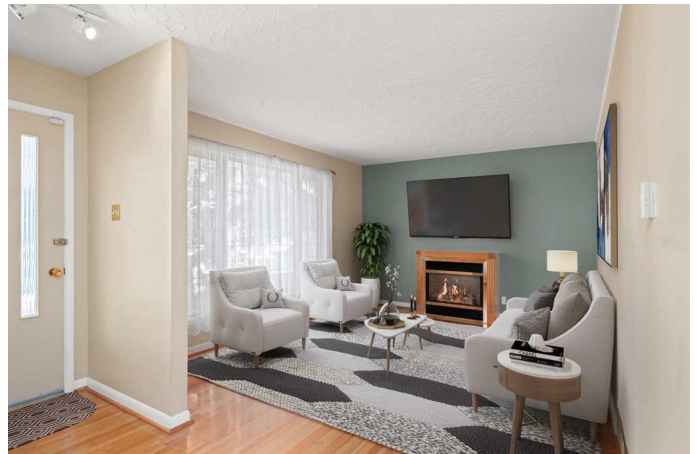
**\$615,000**

4 Bedroom, 2.00 Bathroom, 964 sqft

Residential on 0.13 Acres

Southwood, Calgary, Alberta

—This stunning 4-bedroom, 2-bath Southwood bungalow is filled with natural light from newer windows throughout the main floor and showcases beautiful hardwood flooring. The main level features a bright living room, and a spacious eat-in kitchen with dining room, overlooking the south-facing backyard—perfect for gardens and outdoor living. Three generously sized bedrooms and a 4-piece bath complete the main floor. Numerous updates in recent years include the hot water tank, furnace, roof shingles, and windows. A separate side entrance provides excellent potential for a legal/illegal suite, offering added cash flow opportunities. The finished basement expands the living space with a huge family room, flex room, 3-piece bath, laundry room, and storage. Outside, enjoy a private yard, an double garage. Located near schools. Minutes away from LRT, close to Chinook Centre and Southcentre, restaurants, grocery stores, parks, community centre, Fish Creek Park, and Glenmore Reservoir, whether your downsizing or looking for an investment property. This is an incredible opportunity!—•



Built in 1962

## Essential Information

MLS® #                      A2242588

Price                        \$615,000

|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 964         |
| Acres          | 0.13        |
| Year Built     | 1962        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 811 Seattle Drive Sw |
| Subdivision | Southwood            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2W 0M9              |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Parking Spaces | 2                                    |
| Parking        | Alley Access, Double Garage Detached |
| # of Garages   | 2                                    |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | French Door, Separate Entrance, Storage, Track Lighting |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | High Efficiency, Forced Air                             |
| Cooling           | Central Air                                             |
| Has Basement      | Yes                                                     |
| Basement          | Finished, Full                                          |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Storage                                         |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Private, Low Maintenance Landscape |
| Roof              | Shingle                                                                         |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                              |
| Foundation        | Poured Concrete                                                                 |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 61                |
| Zoning         | R-CG              |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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