



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**10308 8 Street SW**  
**Calgary, Alberta**

**MLS # A2217966**



**\$887,000**

<b>Division:</b>	Southwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,071 sq.ft.	<b>Age:</b>	1963 (62 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Double Garage Detached, See Remarks		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Level, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, Quartz Counters, Wet Bar		

**Inclusions:** None

Welcome to 10308 8 St SW — a meticulously renovated modern classic nestled on a quiet street in one of Calgary's most established communities. This home has been completely transformed inside and out, featuring all-new electrical, plumbing, windows, foam insulation, Hardie Plank siding, and stucco—offering peace of mind and long-term energy efficiency. Inside, you'll find a warm and refined interior with custom handcrafted cabinetry, luxurious quartz countertops throughout, and high-end built-in appliances including a microwave, oven, and dishwasher. The kitchen is elevated by LED strip lighting, adding a sleek and contemporary touch. The open-concept layout is both elegant and functional, thoughtfully designed for multi-generational living. The fully developed basement living space includes a private entrance, wet bar, and expansive living space—perfect for extended family or as a mortgage helper. Comfort is prioritized throughout, with in-floor heating in both bathrooms and the laundry room for added luxury. Step outside to a beautifully landscaped oversized yard featuring a brand-new 250 sqft deck, double garage, and RV parking—ideal for entertaining or relaxing under the stars. Location is everything, and this home delivers. Just a 5-minute walk to Southland C-Train Station, you'll enjoy unparalleled transit access and proximity to top-tier amenities such as Southcentre Mall, Superstore, Walmart, and Southland Leisure Centre. Families will also appreciate being within walking distance to Ethel M. Johnson and Harold Panabaker Schools, as well as nearby parks and playgrounds. Combining quality craftsmanship, versatile living space, and a prime location, this is a rare opportunity in Southwood. Book your private showing today!

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