



11452 8 Street SW
Calgary, Alberta

MLS # A2289821



\$325,000

Division:	Southwood		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	623 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 362
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Primary Downstairs, Storage		

Inclusions: N/A

Welcome to this wonderful 3-bedroom townhouse in highly sought-after Sabrina Village in the community of Southwood. Offering over 1200 square feet of living space between the main floor and the developed basement, here you will see comfort, convenience, and value truly come together. Step inside to discover a bright, open-concept layout filled with natural light from large vinyl windows. The main living space is both warm and inviting, featuring durable tile and laminate flooring throughout, perfect for busy households and easy maintenance. The spacious living room offers plenty of room to relax or entertain, with a sliding glass door leading out to your private, west-facing deck and a fully fenced yard, ideal for enjoying sunny afternoons and summer evenings. The functional kitchen and dining area flow seamlessly, making everyday living and hosting a breeze. In the basement, there are 3 bedrooms along with a full bathroom, while a convenient main-floor half bath adds extra practicality. Both bathrooms have updated vanities, mirrors, and lighting. Storage is abundant, with cleverly designed spaces under the stairs, in the mechanical room, and even additional outdoor storage, ensuring everything has its place. A separate laundry room adds to the home's thoughtful layout. The exterior features low-maintenance siding, helping to keep condo fees affordable, while the well-managed complex includes snow removal and lawn care, offering a truly stress-free lifestyle. Your assigned parking stall with plug-in is another added bonus for Calgary winters. Location is everything, and this home delivers. Situated in an established SW community, you're within walking distance to Anderson LRT, Southcentre Mall, the Canyon Meadows Aquatic and Fitness Centre, schools, and parks. Commuting is effortless with quick access to Elbow Drive, 14 Street,

Deerfoot Trail, and Stoney Trail, plus the #3 bus is just half a block away. Whether you're a first-time buyer, downsizer, or investor, this is an incredible opportunity to own in a prime location. Don't miss your chance. Book your showing today and see the value for yourself.