



**10224 8 Street SW**  
**Calgary, Alberta**

**MLS # A2301082**



**\$725,000**

<b>Division:</b>	Southwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,073 sq.ft.	<b>Age:</b>	1962 (64 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Driveway		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Walk-In Closet(s)		

**Inclusions:** NA

Welcome to this fully renovated bungalow in the established and highly desirable community of Southwood, offering modern design, thoughtful upgrades, and a functional layout perfect for today's lifestyle. Step inside to a bright and inviting main floor featuring wide-plank flooring, clean lines, and a contemporary aesthetic throughout. The spacious living room is filled with natural light and flows seamlessly into the dining area, creating an ideal space for both everyday living and entertaining. The beautifully updated kitchen showcases sleek cabinetry, quartz countertops, stainless steel appliances, and a stylish backsplash, all designed with both form and function in mind. The main level offers two well-appointed bedrooms, including a comfortable primary retreat complete with its own private ensuite, along with an additional full bathroom for added convenience. Downstairs, the fully developed basement expands your living space with a large recreation area perfect for movie nights or gatherings, complete with a custom wet bar that adds a great entertaining element. This level also features two additional bedrooms, a full bathroom, and a dedicated laundry area, making it ideal for families, guests, or a home office setup. Outside, the property offers a spacious yard with plenty of room to enjoy outdoor living, along with a detached garage and additional parking. Located in Southwood, you'll love the convenience of being close to schools, parks, transit, and major roadways, as well as quick access to shopping and amenities. This is a fantastic opportunity to own a move-in-ready home in a mature, well-connected community.