



**GRASSROOTS**  
REALTY GROUP

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**11427B 8 Street SW**  
**Calgary, Alberta**

**MLS # A2126333**



**\$329,900**

<b>Division:</b>	Southwood		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	646 sq.ft.	<b>Age:</b>	1975 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 250
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

<b>Inclusions:</b>	N/A
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Good starter home or investment property. Welcome to this 3 bedrooms townhouse in convenient Southwood. It features large living room, spacious kitchen and eating area, huge balcony, 3 good size bedrooms in the lower level, main floor with a den, and parking stall in the back. It closes to playground, school, public transits, and easy access to all major roads. \*\* 11427B 8 Street SW \*\*