

# \$339,000 - 11438 8 Street Sw, Calgary

MLS® #A2224831

**\$339,000**

3 Bedroom, 2.00 Bathroom, 630 sqft

Residential on 0.00 Acres

Southwood, Calgary, Alberta

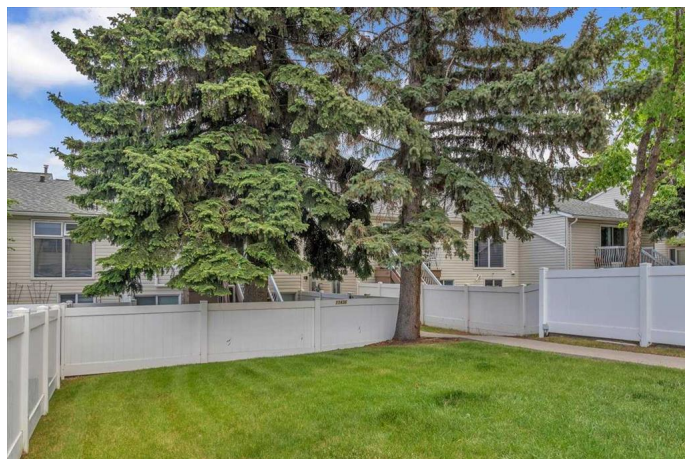
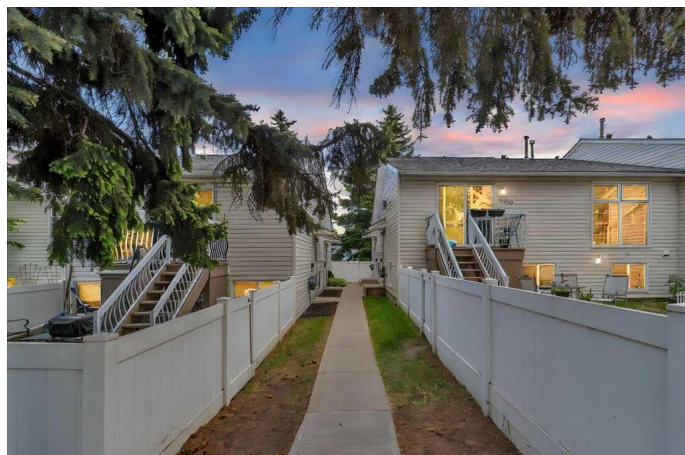
Great Opportunity for a Buyer looking for affordable living! 3 BDRM |1-FULL BATH| 1-HALF BATH| LARGE YARD| In the mature neighbourhood of Southwood is where you will find this townhome. Sabrina Village is a friendly complex. On your main level you will have an OPEN CONCEPT Kitchen with plenty of cabinets. Plenty of space for a dining table. LARGE WINDOWS allowing lots of natural light in. Patio doors just off to the side of the spacious living room. Ideal for a couple of couches or a sectional piece and your favorite big screen. The main level also offers a 2-piece bathroom and laundry room. Laminate flooring throughout the home. In the lower level you will find the Primary Bedroom with two additional bedrooms and a 4-piece bathroom. And the always needed storage space and utility room are on the lower level. PRIVATE BACKYARD and GENEROUS in size for a townhome with VINYL FENCING all around and throughout the complex. Beautiful large trees. Several amenities, schools, and playgrounds are all close by. An opportunity waiting for you, don't miss out lots of potential in this property.

Built in 1976

## Essential Information

MLS® # A2224831

Price \$339,000



Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	630
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

### Community Information

Address	11438 8 Street Sw
Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4J5

### Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	Ceiling Fan(s), Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplaces	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Private, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  June 2nd, 2025

Days on Market            11

Zoning                        M-C1

### **Listing Details**

Listing Office               RE/MAX Complete Realty

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