



THE
A-TEAM

**RE/MAX
FIRST**

11427B 8 Street, Calgary T2W 2N4

MLS® #: **A2126333**

Area: **Southwood**

Listing Date: **04/26/24**

List Price: **\$329,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 12-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

1975

Lot Information

Finished Floor Area

Abv Sqft:

645

Low Sqft:

Ttl Sqft:

645

Lot Sz Ar:

Lot Shape:

DOM

23

Layout

Beds:

3 (3)

Baths:

1.5 (1 1)

Style:

Bi-Level

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Front Yard,Landscaped
Off Street,Stall**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

Wood Frame

Flooring:

Carpet,Laminate,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat:

Laminate Counters

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	4`4" x 6`4"	Balcony	Main	20`7" x 3`9"
Dining Room	Main	9`7" x 8`6"	Living Room	Main	12`6" x 15`7"
Kitchen	Main	9`5" x 12`0"	2pc Bathroom	Main	8`10" x 5`0"
Den	Main	7`7" x 5`10"	Bedroom	Basement	8`7" x 8`11"
Bedroom - Primary	Basement	9`5" x 4`11"	Bedroom	Basement	12`0" x 8`5"

4pc Bathroom	Basement	9`4" x 4`11"	Legal/Tax/Financial
Condo Fee: \$250		Title: Fee Simple Fee Freq: Monthly	Zoning: M-C1
Legal Desc:	9911701	Remarks	
Pub Rmks:	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 **		
Inclusions:	N/A		
Property Listed By:	Century 21 Bravo Realty		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









