



**8 Slocan Road SW  
Calgary, Alberta**

**MLS # A2308549**



**\$795,000**

<b>Division:</b>	Southwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,618 sq.ft.	<b>Age:</b>	1965 (61 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Interior Lot, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Open Floorplan, Stone Counters		

**Inclusions:** Secondary Kitchen: Microwave, Refrigerator, Stove and Dishwasher. Electronic Door Locks.

Welcome to this beautifully renovated four-level split nestled in the heart of Southwood, a family-friendly community known for its convenience and charm. Situated on a rare oversized 8,137 sq. ft. lot, this property offers an exceptional outdoor experience with a massive backyard, triple car garage, and an impressive wraparound patio, perfect for relaxing or entertaining during warm summer days. Step inside to a spacious foyer that sets the tone for the thoughtfully updated interior. The main level features a stunning kitchen complete with quartz countertops, a central island with butcher block surface, and sleek stainless steel appliances. The well-appointed dining area flows seamlessly into a cozy living room highlighted by a gas fireplace, while large windows throughout the space flood the home with natural light. Upstairs, you’ll find two generously sized bedrooms and a beautifully finished 4-piece bathroom, offering comfort and functionality for family living. The lower level adds incredible versatility with a newly added secondary kitchen—ideal for generating rental income or accommodating extended family. This level also includes a spacious third bedroom, a renovated 3-piece bathroom, and a practical mudroom. The basement is open and expansive, providing endless possibilities for customization, whether you envision a home gym, media room, or additional living space. Located within walking distance to schools, shopping, and everyday amenities, this home blends lifestyle and location effortlessly. Meticulously maintained and extensively upgraded, this is a rare opportunity to own a move-in-ready property with income potential in a sought-after neighbourhood.