



11424 8 Street SW
Calgary, Alberta

MLS # A2328216



\$329,900

Division:	Southwood		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	619 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Central, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 358
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters		

Inclusions: N/A

Welcome to Sabrina Village, where style, comfort, and convenience come together in this beautifully updated 3-bedroom townhouse. Extensively renovated over the years, this home features a modern kitchen with quartz countertops, updated cabinetry, luxury vinyl plank flooring, renovated bathrooms, pot lighting, a high-efficiency furnace, and one of the largest private yards in the complex. Step inside to a bright and spacious main floor designed for both entertaining and everyday living. The layout offers plenty of room for family gatherings or relaxing evenings at home. The beautifully renovated kitchen is the heart of the home, showcasing sleek quartz countertops, ample cabinetry, and modern finishes. Main floor laundry and a convenient 2-piece powder room complete this level. The lower level offers three generously sized bedrooms, including a spacious primary bedroom, along with a beautifully updated 4-piece bathroom. Outside, you'll find a fully fenced, west-facing front yard that truly sets this home apart. One of the largest outdoor spaces in the complex, it's the perfect place to enjoy summer BBQs, entertain friends, or relax and soak up the afternoon and evening sun. This move-in-ready home offers exceptional value in a well-managed community close to schools, parks, shopping, transit, and all amenities.