



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

10315 8 Street SW
Calgary, Alberta

MLS # A2328560



\$719,000

Division:	Southwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,046 sq.ft.	Age:	1960 (66 yrs old)
Beds:	5	Baths:	1
Garage:	Additional Parking, Carport, Double Garage Detached, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Garden, Gazebo, Irregular Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: -

LEGAL 2 BEDROOM SUITE. STICKER# 5250. Excellent opportunity to own this property in a very nice neighborhood of SOUTHWOOD. With total developed living space of over 2000, total of 5 bedrooms, double detached garage + carport, the other side of the garage can accommodate an RV or can be a nice garden and a nice gazebo. Basement has a Legal 2 bedrooms suite with big pantry, 1 bedroom is massive, the other is huge as well with built in shelf for organizing stuff. Great for 2 families who wants each other privacy or Live up rent down. Also great for investor. Close to Church, Schools Public and Separate (Elem., Junior High, High School)all within 5 minute drive or less, Shopping, walking distance to C-TRAIN. DO NOT MISS THIS OPPORTUNITY.