

# \$599,900 - 10212 8 Street Sw, Calgary

MLS® #A2254364

**\$599,900**

4 Bedroom, 3.00 Bathroom, 1,208 sqft

Residential on 0.16 Acres

Southwood, Calgary, Alberta

Southwood Bungalow! This is a clean 3 bedroom 1200 sq ft Bungalow located on a nice quiet street in a mature area . Lots of sun to show off original gleaming hardwood floors on main floor from large west facing living room windows . Large lot and newer concrete patio in spacious private rear yard. Both double garage and house have had roof replaced in last 10 years. Garage has recently had new door installed. Master bedroom has 2 pce ensuite and second and third bedroom have been connected with glass doors for to create larger bedroom with flex area/ sitting room. easily converted back to 2 separate bedrooms. basement has large rec room and bedroom with lots of storage and a 3 pce bath with lots of upgrade potential. two natural gas fireplaces in upper living room and lower rec room area. basement area was developed before it was purchased so seller has no knowledge on permits in basement. Lots of homes being updated recently on street and in this area and this Bungalow has lots of potential for same. Close access for LRT, schools , shopping. etc .



Built in 1965

## Essential Information

MLS® # A2254364

Price \$599,900

Bedrooms 4

|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,208       |
| Acres          | 0.16        |
| Year Built     | 1965        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 10212 8 Street Sw |
| Subdivision | Southwood         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2W 0H1           |

### Amenities

|                |                                                                                                                           |
|----------------|---------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                                         |
| Parking        | Front Drive, Garage Door Opener, Alley Access, Concrete Driveway, Double Garage Detached, Garage Faces Front, Parking Pad |
| # of Garages   | 2                                                                                                                         |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | French Door, No Smoking Home                                                                                   |
| Appliances        | Electric Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Gas Water Heater, Portable Dishwasher |
| Heating           | Forced Air, Natural Gas, Mid Efficiency                                                                        |
| Cooling           | None                                                                                                           |
| Fireplace         | Yes                                                                                                            |
| # of Fireplaces   | 2                                                                                                              |
| Fireplaces        | Gas, Living Room, Basement                                                                                     |
| Has Basement      | Yes                                                                                                            |
| Basement          | Full, Partially Finished                                                                                       |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Private Yard, BBQ gas line |
|-------------------|----------------------------|

|                 |                                         |
|-----------------|-----------------------------------------|
| Lot Description | Back Lane, Back Yard, Landscaped, Treed |
| Roof            | Asphalt Shingle, Membrane               |
| Construction    | Brick, Wood Frame, Stucco               |
| Foundation      | Poured Concrete                         |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 41                  |
| Zoning         | R-CG                |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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