109, 8531 8A Avenue SW
Calgary, Alberta

MLS # A2207882

$514,900

Division:	West Springs
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Multi Level Unit
Size:	1,284 sq.ft.
Age:	2017 (8 yrs old)
Beds:	2
Baths:	2 full / 1 half
Garage:	Heated Garage, Insulated, Parkade, Stall, Titled, Underground
Lot Size:	-
Lot Feat:	-

Heating:	In Floor, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Rubber	**Condo Fee:**	$ 759
Basement:	-	**LLD:**	-
Exterior:	Stone, Stucco, Wood Frame	**Zoning:**	M-1
Foundation:	Poured Concrete	**Utilities:**	-

Features: Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home

Inclusions: BBQ, window blinds, Wardrobe in second bedroom closet

Forget cookie-cutter condos – this 2-level gem offers 1283 sq ft of vibrant living space designed for those who crave both comfort and connection. Picture this: you, unwinding in your spacious living area, whipping up culinary masterpieces in your stylish kitchen (gas range included!), and then choosing your perfect outdoor escape – a morning coffee on your private patio or a sunset toast on your cozy balcony. Two primary suites mean ultimate flexibility, whether it's a roommate situation, a home office, or simply indulging in extra space. And yes, your furry companions are welcome to join the party! Beyond your walls, West Springs buzzes with life. Stroll to trendy shops, meet friends for dinner, or explore the outdoors with Paskapoo Slopes just a few minutes away. Plus, the ever-evolving West District is practically at your doorstep, promising an exciting future of even more amenities and increased value. Peace of mind? Absolutely. A healthy reserve fund means you can focus on living your best life, not stressing about building maintenance and escalating condo fees. Add in the convenience of 2 parking stalls and a storage locker, and you've found a true urban sanctuary. Ready to trade up to a lifestyle you love? Call today to book your showing!