

# \$450,000 - 316, 8530 8a Avenue Sw, Calgary

MLS® #A2196206

**\$450,000**

2 Bedroom, 2.00 Bathroom, 871 sqft

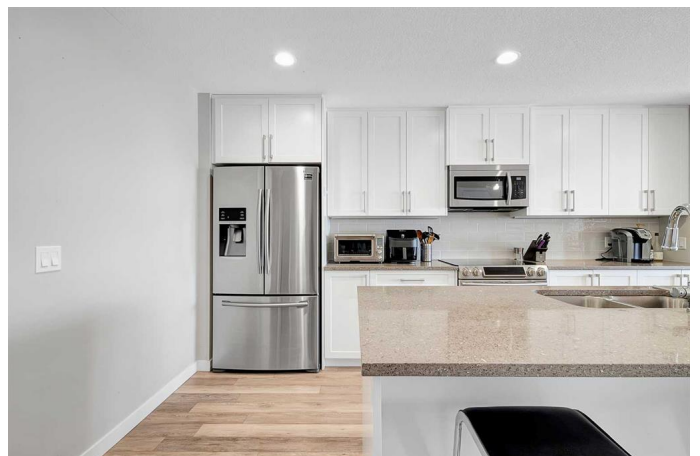
Residential on 0.00 Acres

West Springs, Calgary, Alberta

Offered in TWOâ€™s!! This bright and spacious, 2 bed/2 bath, 2-patio, 2- Parking (tandem style), with IN-FLOOR heating, situated in the heart of the Calgaryâ€™s West Springs community, is now available for home ownership! Bedrooms are gracious in size, each having their very own private east-facing balcony, both opposite of the floorplan, each with walk-in closets, and 3-pc and 4-pc ensuite bathrooms.

The open-kitchen concept features a PANTRY, upgraded stainless-steel appliances, full-height kitchen cabinetry, Quartz Stone counter-tops, and a central island, with a built-in extension that doubles up as seated dining option.

A quiet unit location, finished with modern touches and luxury vinyl plank throughout, which has never been tenant occupied, and up-kept by original home-owners! Great location! Plenty of Playgrounds, Parks, and Schools nearby! Quick access to trendy restaurants, cafes, and boutique retailers. Superb proximity to paved pathways, the Calgary downtown core, and easy highway access to the Rocky Mountains and Kananaskis Country. **FEATURES:** LOW condo-fees| In-Suite Laundry | Tandem 2-stall underground heated parking | Assigned EXTRA-TALL storage space on the same level (3rd) floor as the unit | Covered Bike- Storage| In -floor Heating| Gas BBQ Hook-up| Water-line to refrigerator| Check out the 3D virtual tour- and contact an agent for a



showing today!

Built in 2019

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2196206      |
| Price          | \$450,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 871           |
| Acres          | 0.00          |
| Year Built     | 2019          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 316, 8530 8a Avenue Sw |
| Subdivision | West Springs           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3H6A7                 |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Storage, Bicycle Storage, Elevator(s), Visitor Parking |
| Parking Spaces | 2  |
| Parking        | Parkade, Underground, Tandem, Titled                   |
| # of Garages   | 2  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Kitchen Island, No Smoking Home, Walk-In Closet(s), Pantry |
| Appliances        | Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer             |
| Heating           | In Floor   |
| Cooling           | None   |
| # of Stories      | 4  |

**Exterior**

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
| Construction      | Mixed   |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 22nd, 2025 |
| Days on Market | 57                  |
| Zoning         | DC                  |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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