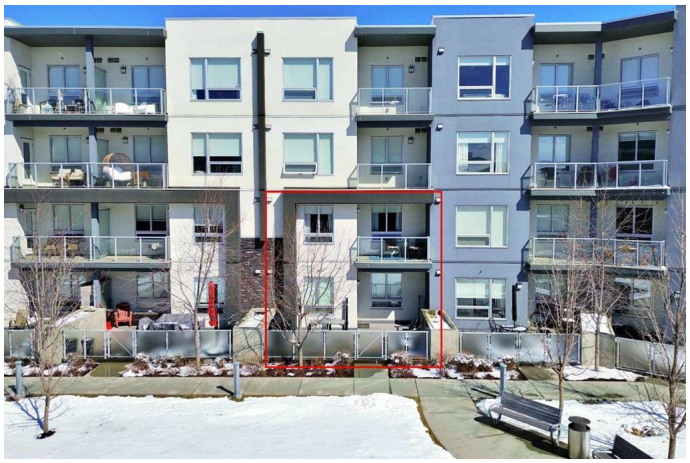
$499,999 - 109, 8531 8a Avenue Sw, Calgary

MLS® #A2207882

$499,999
2 Bedroom, 3.00 Bathroom, 1,284 sqft
Residential on 0.00 Acres



West Springs, Calgary, Alberta

Forget cookie-cutter condos â€“ 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 â€“ 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!

Built in 2017

Essential Information

MLS® #	A2207882
Price	$499,999
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,284
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

Community Information

Address	109, 8531 8a Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1V4

Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Secured Parking, Storage, Visitor Parking
Parking Spaces	2
Parking	Heated Garage, Insulated, Parkade, Stall, Titled, Underground

Interior

Interior Features	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home
Appliances	Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer
Heating	In Floor, Natural Gas

Cooling	Wall Unit(s)
# of Stories	4

Exterior

Exterior Features	Private Entrance
Roof	Rubber
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2025
Days on Market	27
Zoning	M-1

Listing Details

Listing Office	The Real Estate District

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