

# \$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	Bicycle Storage, Elevator(s), Storage, Visitor Parking
Parking Spaces	2
Parking	Parkade, Underground, Tandem, Titled
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s), Ceiling Fan(s)
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 41

Zoning DC

## Listing Details

Listing Office Century 21 Bravo Realty

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