



GRASSROOTS
REALTY GROUP

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115, 8530 8A Avenue SW
Calgary, Alberta

MLS # A2262526



\$359,000

Division:	West Springs		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	730 sq.ft.	Age:	2019 (6 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 364
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this beautifully designed 1-bedroom home—one of StreetSide Developments’ most popular floor plans. Built by a trusted builder with over 27 years of experience, this residence strikes a perfect balance between smart design, innovative finishes, and an unbeatable location. Step inside and discover a bright, open-concept layout that seamlessly connects the kitchen, dining, and living areas—ideal for both entertaining and everyday living. The chef-inspired kitchen showcases a large eating bar, walk-in pantry, and a handy built-in IT station—the perfect nook for working from home or managing your day. You’ll love the contemporary touches, including charcoal quartz countertops, soft-close white cabinetry, upgraded stainless-steel appliances, and durable luxury vinyl plank flooring throughout. The primary bedroom comfortably fits a king-sized bed and offers private access to the 4-piece bathroom, creating a thoughtful blend of privacy and convenience. Extend your living space outdoors to the patio off the great room, a perfect spot to unwind or enjoy your morning coffee. This main-floor unit includes heated underground parking and offers easy access to the outdoors—no waiting for elevators! Ideally located in the sought-after community of West Springs, you’ll be just steps from local shops, cafes, and scenic green-space pathways. With 730 sq. ft. of stylish living, this home delivers the perfect combination of function, comfort, and Westside convenience.