



**GRASSROOTS**  
REALTY GROUP

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412, 8531 8A Avenue SW  
Calgary, Alberta

MLS # A2273186



**\$385,000**

Division:	West Springs		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	860 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Tandem, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 493
Basement:	-	LLD:	-
Exterior:	Metal Siding , Other, Stone, Wood Frame	Zoning:	M-1 d105
Foundation:	-	Utilities:	-

**Features:** Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Fridge ice maker "as is"

This sophisticated TOP FLOOR unit offers an exceptional combination of style, comfort, and convenience, featuring TWO bedrooms, TWO full bathrooms, TWO titled parking stalls and TWO private balconies, all in an unbeatable location within the vibrant community of West Springs! Designed with a bright, open layout, the home showcases 9' ceilings, contemporary flooring and elegant quartz countertops throughout. The thoughtfully appointed kitchen includes stainless steel appliances, full height cabinetry and an extended dining feature from the island. The spacious living room flows seamlessly and features balconies overlooking a peaceful courtyard, creating the perfect setting to unwind. Smartly designed, the floor plan separates both bedrooms for maximum privacy. Each dual primary suite offers its own walkthrough closet and ensuite. Additional features include in-suite laundry, a dedicated storage locker, visitor parking and separate bike storage. Situated in a highly desirable complex, you're just steps from schools, beautiful parks and the many amenities of West 85th and West Springs Village, including restaurants, boutique shops and professional services. This is a rare opportunity to experience elevated living, at this price in one of the area's most sought after communities. Book your showing today!