



**310, 8531 8A Avenue SW
Calgary, Alberta**

MLS # A2179706



\$449,000

Division:	West Springs		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	874 sq.ft.	Age:	2017 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 496
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: none

Welcome to this bright and spacious two-bedroom, two-bathroom unit in the desirable neighborhood of West Springs. This thoughtfully designed apartment boasts an open-concept layout with a generous 9-foot ceiling, filling the space with natural light through large vinyl windows and offering a warm, welcoming atmosphere. The unit features a double balcony overlooking a serene courtyard, perfect for unwinding or enjoying a cup of coffee in the fresh air. Inside, you’ll find stylish, resilient flooring throughout, stone countertops, and two walk-through closets, providing ample storage and modern touches that enhance its appeal. West Springs is a pristine, family-friendly community, just steps from highly regarded schools, with easy access to grocery stores, restaurants, and numerous other amenities. This is a fantastic opportunity to own in one of the best locations in town—perfect for families or professionals looking for comfort and convenience in an outstanding suburban setting. Don't miss out on making this West Springs gem your new home!