



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8531 8A Avenue #105, Calgary T3H 1V4**

MLS®#: **A2133401**

Area: **West Springs**

Listing Date: **05/18/24**

List Price: **\$344,999**

Status: **Pending**

County: **Calgary**

Change: **-\$5k, 07-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2017**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat:

Park Feat:

**Underground**

Finished Floor Area

Abv Sqft: **676**

Low Sqft:

Ttl Sqft: **676**

DOM

**38**

Layout

Beds: **1 (1 )**

Baths: **1.0 (1 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:  
Heating: **Baseboard,Hot Water**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Concrete,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**  
Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>12`2" x 13`1"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`11" x 9`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>6`4" x 4`8"</b>	<b>Bedroom</b>	<b>Main</b>	<b>13`2" x 12`1"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>4`0" x 6`8"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>10`0" x 4`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`6" x 4`0"</b>			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$397

**Fee Simple**  
Fee Freq:  
**Monthly**

**M-1 d105**

Legal Desc: **1612118**

Remarks

Pub Rmks: **Welcome to your perfect lifestyle home in an unbeatable location with an unbeatable walk score, providing direct access to all essential amenities including local and big box shopping, transit, childcare, and restaurants. Additionally, enjoy easy trips to Banff or a quick ride into downtown Calgary. This home boasts 9' knock down ceilings, a built-in sprinkler system, vinyl plank flooring, and neutral tones throughout its open plan. The kitchen is designed for entertaining, featuring quartz countertops, soft-close cabinetry, double sink, and extra counter seating. The bathroom offers a cheater door to the primary bedroom, which includes a walk-in closet, tiled tub/shower, soft-close fixtures, and heated tiled floors. The highlight is a massive 450+ square foot west-facing stamped concrete patio with a BBQ gas line and private access to the grounds, ideal for outdoor enjoyment. Enjoy the convenience of titled underground heated parking and separate storage, all built by Streetside Developments, a trusted name in construction for over 30 years. Experience ultimate comfort and convenience in this exceptional home!**

Inclusions:  
Property Listed By: **BBQ**  
**2% Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







