



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8531 8A Avenue #408, Calgary T3H 1V4**

MLS®#: **A2170085**

Area: **West Springs**

Listing Date: **10/08/24**

List Price: **\$424,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **850**  
Low Sqft:  
Ttl Sqft: **850**

DOM

**9**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Views**

**Heated Garage, Parkade, Titled, Underground**

Utilities and Features

Roof: **Rubber**  
Heating: **In Floor, Natural Gas**  
Sewer:  
Ext Feat: **Courtyard**

Construction: **Stone, Stucco, Wood Frame**  
Flooring: **Carpet, Laminate, Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings**  
Int Feat: **Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>12`0" x 10`0"</b>	<b>Pantry</b>	<b>Main</b>	<b>5`4" x 2`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>6`0" x 6`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`0" x 11`0"</b>
<b>Balcony</b>	<b>Main</b>	<b>10`0" x 6`0"</b>	<b>Balcony</b>	<b>Main</b>	<b>14`0" x 6`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`5" x 5`9"</b>	<b>Laundry</b>	<b>Main</b>	<b>3`9" x 3`9"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`4" x 9`8"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>7`7" x 4`5"</b>

**Bedroom**  
**3pc Ensuite bath**

**Main**  
**Main**

**10`11" x 9`5"**

**Walk-In Closet**  
**4pc Bathroom**  
Legal/Tax/Financial

**Main**  
**Main**

**6`11" x 3`11"**

Condo Fee:  
**\$487**

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

Zoning:  
**M-1**

Legal Desc: **1612118**

Remarks

Pub Rmks: **This sophisticated top floor unit promotes a low-maintenance lifestyle with a convenient dual master floor plan, 2 balconies, parking for 2 and an unsurpassable location within this vibrant community. The open and bright floor plan perfectly blends style, function and a high-end design that includes 9' ceilings, trendy flooring and stone countertops. Inspiring culinary creativity, the gourmet kitchen features stainless steel appliances, full-height cabinets and a dining extension from the breakfast bar island providing tons of room to gather. Enjoy time spent relaxing in the spacious living room or on the adjacent glass-railed balcony overlooking the courtyard. This ideal floor plan has the living room separating the bedrooms for ultimate privacy. Dual primary bedrooms each have their own walk-through closets leading to private ensuites. The main primary bedroom is even equipped with its own balcony enticing peaceful morning coffees and evening beverages. Further adding to your comfort and convenience are in-suite laundry, DOUBLE TANDEM UNDERGROUND PARKING, a storage locker and separate bike storage. Located within a fantastic complex, walking distance to schools, numerous parks and both West 85th and West Springs Village with tons of restaurants, boutique shops and a variety of professional services. Coming soon to the area is Truman's West District Central Park consisting of 8.4 acres of parks and pathways plus ice skating, farmers markets, events, a skatepark, basketball courts, concerts and festivals at the outdoor amphitheatre and so much more! When you do need to leave the neighbourhood enjoy the easy access to the nearly completed Stoney Trail extension. Truly an exceptional location for this gorgeous, move-in ready home!**

Inclusions: **None**  
Property Listed By: **eXp Realty**

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













