



THE
A-TEAM

**RE/MAX
FIRST**

8531 8A Avenue #310, Calgary T3H1V4

MLS®#: **A2179706** Area: **West Springs** Listing Date: **11/18/24** List Price: **\$449,000**
 Status: **Active** 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:

Access:
 Lot Feat:
 Park Feat:

Parkade,Titled,Underground

Finished Floor Area

Abv Sqft: **873**
 Low Sqft:
 Ttl Sqft: **873**

DOM

2

Layout

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

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **In Floor**
 Sewer:
 Ext Feat: **Balcony,Courtyard**
 Construction: **Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Kitchen Island,Open Floorplan,Stone Counters,Storage,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`8" x 11`11"	Kitchen	Main	15`8" x 15`3"
Bedroom - Primary	Main	10`8" x 9`11"	Walk-In Closet	Main	8`6" x 5`6"
3pc Bathroom	Main	9`2" x 8`1"	Bedroom	Main	10`10" x 8`10"
4pc Bathroom	Main	10`2" x 6`5"			

Legal/Tax/Financial

Condo Fee: **\$496** Title: **Fee Simple** Zoning: **M-1**

Fee Freq:
Monthly

Legal Desc: **161118**

Remarks

Pub Rmks: **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!**

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

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







