

# \$515,000 - 101, 8531 8a Avenue Sw, Calgary

MLS® #A2258699

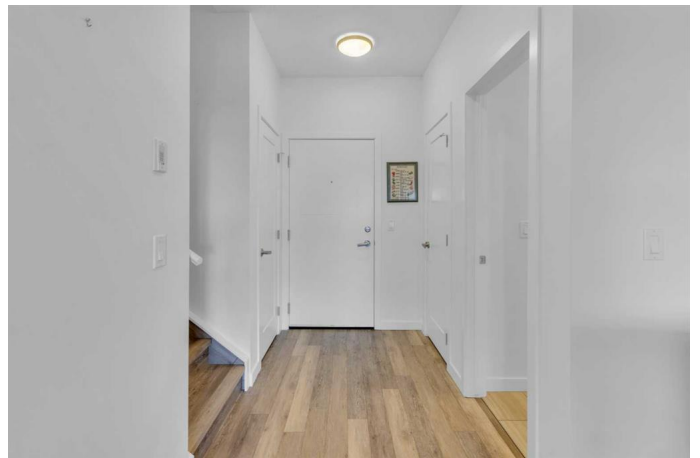
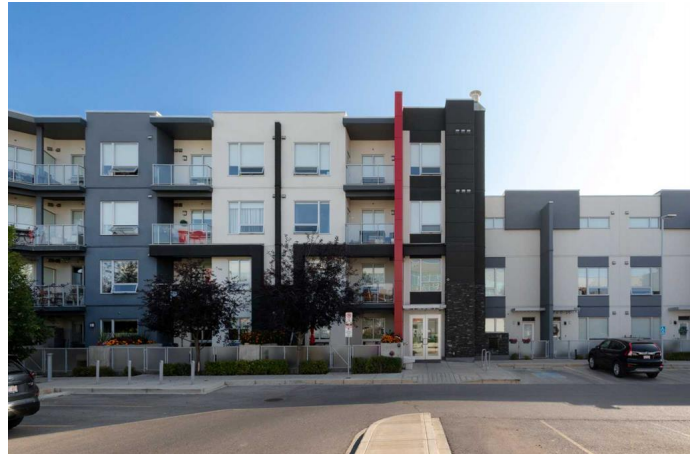
## \$515,000

2 Bedroom, 3.00 Bathroom, 1,310 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Enjoy modern living in this stunning 2-level, 2-bedroom, 2.5-bathroom home in sought-after West Springs. With 1,310 sq. ft. of thoughtfully designed space, this property blends style and function with 9-ft ceilings, radiant in-floor heating, and luxury vinyl plank flooring throughout. The chef's kitchen features a gas range, quartz countertops, upgraded stainless steel appliances, a large eating bar, walk-in pantry, and a built-in tech nook—perfect for both daily life and entertaining. The open layout connects seamlessly to the dining and living areas, while two private outdoor spaces—a large 300 sq. ft. ground-level patio and a private balcony off the primary suite—offer the ideal setting for morning coffee or summer BBQs. Both bedrooms act as private suites with their own bathrooms and walk-in closets, providing flexibility for family, a roommate, or a home office. The primary retreat is complete with a spa-inspired ensuite and private patio for your own oasis. Pet-friendly and practical, this home includes 2 parking stalls (one heated underground, one above ground) plus a storage locker. Well-managed with a healthy reserve fund, you'll enjoy peace of mind alongside a vibrant lifestyle. Walk to shops, cafés, and restaurants, explore nearby parks and Paskapoo Slopes, or take advantage of the ever-growing West District just minutes away. Only 20 minutes to downtown and an hour to the mountains, this West Springs gem truly checks every box.



Built in 2017

## Essential Information

MLS® #	A2258699
Price	\$515,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,310
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

## Community Information

Address	101, 8531 8a Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0V5

## Amenities

Amenities	Bicycle Storage, Elevator(s), Park, Parking, Visitor Parking
Parking Spaces	2
Parking	Stall, Underground

## Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner
Heating	In Floor
Cooling	Wall Unit(s)
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Metal Siding, Other, Stone

### **Additional Information**

Date Listed	September 19th, 2025
Zoning	M-1 d105

### **Listing Details**

Listing Office	RE/MAX First
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