



# 8530 8A Avenue Calgary Alberta

\$450,000

**BEST VALUE UNDER \$450,000 | AMAZING LOCATION | 2 PARKING STALLS | 2 PATIOS | PETS ALLOWED | IN FLOOR HEATING |** Welcome to this charming 2-bedroom, 2-bathroom ground floor unit boasting over 860 sq ft of modern living space. Featuring sleek quartz countertops and updated stainless steel appliances, this home combines style and functionality. The laminate flooring flows seamlessly throughout with recently shampooed carpets in the bedrooms, enhanced by an abundance of natural light that brightens every corner. Perfect for pet owners, this pet-friendly building makes life with your furry friend a breeze being located on the ground floor. Your storage locker is conveniently located directly across from your unit, and you'll appreciate the bike storage and your own tandem parking stall in the secured underground heated garage. Location is key, and you couldn't ask for a better one! Just steps away from popular spots like Mercato West, the Vin Room, Fergus & Bix, and the Co-op, West Springs offers a vibrant community with everything you need right at your fingertips. Don't miss your chance to make this desirable West Springs community your new home! Schedule a viewing today! (id:6769)

Other 4.42 Ft x 4.75 Ft  
 Kitchen 12.50 Ft x 15.33 Ft  
 Living room 15.50 Ft x 11.75 Ft  
 Primary Bedroom 9.83 Ft x 10.50 Ft

Bedroom 8.75 Ft x 10.25 Ft  
 Laundry room 3.42 Ft x 3.67 Ft  
 4pc Bathroom 4.92 Ft x 10.25 Ft  
 4pc Bathroom 6.92 Ft x 9.17 Ft

Listing Presented By:



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**Mirror**

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