



## 8235 8th Avenue Calgary Alberta

\$579,000

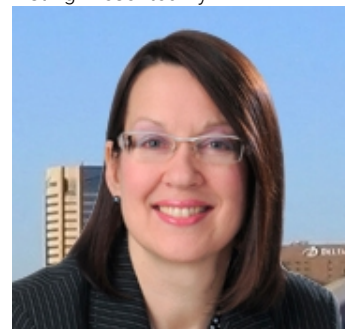
OPEN HOUSE EVERY SATURDAY AND SUNDAY FROM 2:00PM-4:00PM - VISIT THE SHOWHOME FOR ACCESS (823 81 St SW) Welcome to this stunning 2-bedroom, 2.5-bathroom home in the highly sought-after community of West Springs with Over 24K in Upgrades! This modern home offers a thoughtfully designed layout and stylish finishes throughout. Upon entering, you'll find the entry-level featuring a TANDEM GARAGE and charming entryway! Head upstairs to the main level, where you'll be greeted by beautiful brown LUXURY VINYL FLOORING that flows seamlessly through the kitchen, living, and dining areas. This level includes a convenient 2-piece bathroom. The kitchen is a true highlight, showcasing QUARTZ COUNTERTOPS, and backsplash, ample cabinetry for extra storage, and BRAND-NEW APPLIANCES, including a slide in electric range, built-in microwave, range hood, dishwasher, and refrigerator. The dining and living areas are open-concept, making it ideal for entertaining or relaxing. The dining room features an elegant light fixture, while the living room offers access to a private balcony. The balcony provides the perfect spot to enjoy the sunshine, complete with GLASS PRIVACY SCREENS ON EITHER SIDE, allowing natural light to fill the home. On the upper level, you'll find two generously sized bedrooms, both with cozy carpet flooring. The first bedroom features a large window and a walk-in closet with built-in METAL ORGANIZERS, making it a versatile space for a child's room, guest room, or additional office. The primary bedroom is a private retreat, offering TWO WALK-IN CLOSETS and a luxurious 3-piece ensuite bathroom with QUARTZ COUNTERTOPS and TILED flooring. This home is situated in West Springs, a family-friendly community known for its proximity to top-rated schools, including two elementary schools and a nearby high school. You'll enjoy easy access to a variety of shopping, dining, and recreatio...

Furnace 3.17 Ft x 12.42 Ft  
2pc Bathroom 6.00 Ft x 5.67 Ft  
Dining room 11.17 Ft x 7.58 Ft  
Kitchen 10.92 Ft x 13.42 Ft  
Living room 15.08 Ft x 15.42 Ft

3pc Bathroom 5.25 Ft x 8.50 Ft  
4pc Bathroom 7.42 Ft x 5.33 Ft  
Bedroom 11.17 Ft x 10.33 Ft  
Primary Bedroom 11.33 Ft x 10.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net