



# 8531 8A Avenue Calgary Alberta

\$424,900

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! (id:6769)

Kitchen 12.00 Ft x 10.00 Ft  
 Pantry 5.33 Ft x 2.08 Ft  
 Dining room 6.00 Ft x 6.00 Ft  
 Living room 12.00 Ft x 11.00 Ft  
 Other 10.00 Ft x 6.00 Ft  
 Other 14.00 Ft x 6.00 Ft  
 Foyer 6.42 Ft x 5.75 Ft

Laundry room 3.75 Ft x 3.75 Ft  
 Primary Bedroom 11.33 Ft x 9.67 Ft  
 Other 7.58 Ft x 4.42 Ft  
 Bedroom 10.92 Ft x 9.42 Ft  
 Other 6.92 Ft x 3.92 Ft  
 3pc Bathroom Measurements not available  
 4pc Bathroom Measurements not available

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

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.calgaryl listings.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca