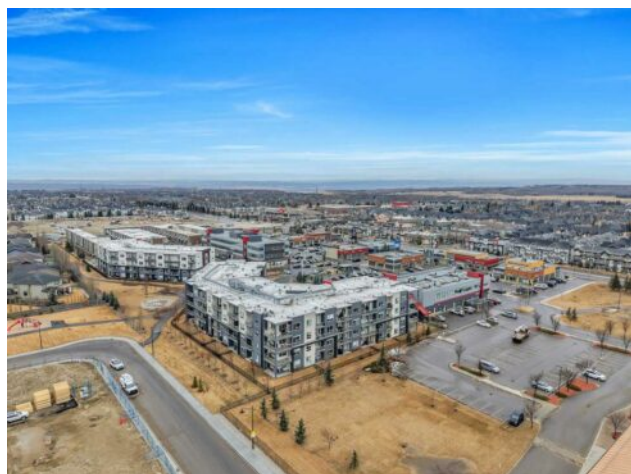


**225, 8530 8A Avenue SW  
Calgary, Alberta****MLS # A2206560****\$450,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	943 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Tandem, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 472
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** N/A

Welcome to this stunning pet-friendly corner unit in the sought-after community of West Springs, where style, comfort, and convenience come together seamlessly. This beautifully designed home boasts a massive southwest-facing wraparound balcony that floods the interior with natural light through oversized windows, offering picturesque views and unforgettable Alberta sunsets. Inside, you'll find a spacious and open-concept layout that places the dining area right at the heart of the home—perfectly positioned between the living room and kitchen, creating an ideal space for both everyday living and entertaining. The kitchen is thoughtfully crafted to balance elegance and functionality, featuring quartz countertops, full-height soft-close cabinetry, a large eating bar, upgraded stainless steel appliances, and an integrated dining area. A walk-in pantry adds to the convenience, making this space a dream for any home chef. Luxury vinyl plank flooring and in-floor heating extend throughout the unit, adding warmth and comfort. The home includes two well-appointed bedrooms, including a generous primary suite with dual closets and a beautifully upgraded ensuite showcasing a fully tiled, full-sized walk-in shower with sleek 10mm glass. For added convenience, there's in-suite laundry and a large assigned storage locker located just down the hall on the same floor. This home also comes with heated tandem underground titled parking for two vehicles, a secure bike storage room, a gas BBQ hookup, and low condo fees. The building is exceptionally pet-friendly, even welcoming large-breed dogs with board approval, making it a rare gem for animal lovers. Located just minutes from trendy restaurants, boutique shops, and cozy cafes, you'll also enjoy nearby paved pathways and easy access to downtown Calgary. Whether you're heading into the city or off to

explore the Rocky Mountains and Kananaskis Country, this location offers unbeatable connectivity and lifestyle flexibility. This condo isn't just a place to live—it's a lifestyle. Don't miss your chance to call this exceptional West Springs property home. Book your showing today and experience it for yourself.