

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

MLS® #A2258699

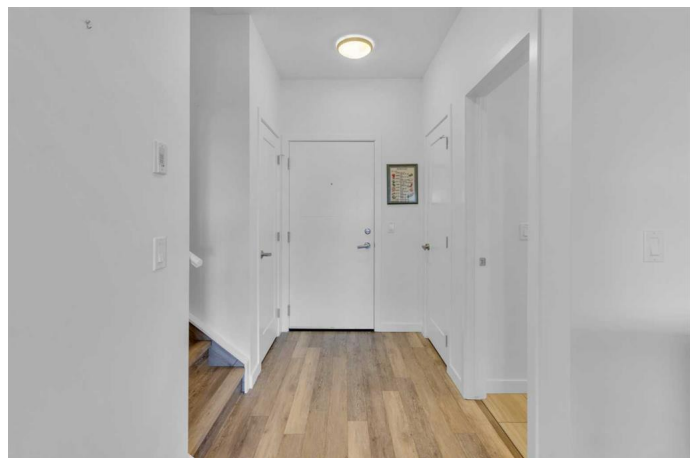
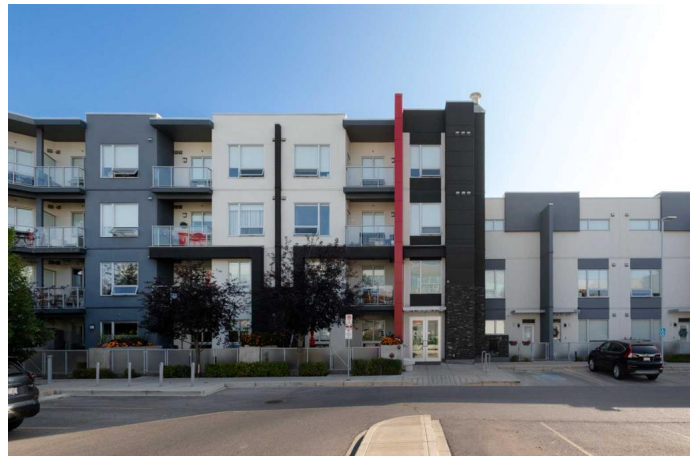
## \$515,000

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      | Elevator(s), Park, Parking, Visitor Parking, Bicycle Storage |
| 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      | Stone, Metal Siding, Other |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 45                   |
| Zoning         | M-1 d105             |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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