



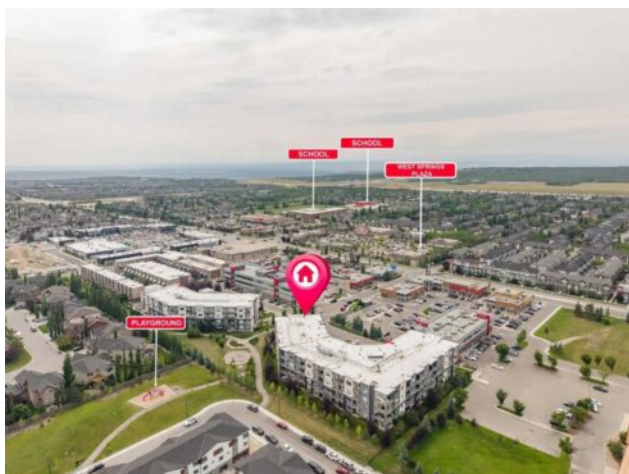
GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

425, 8530 8A Avenue SW
Calgary, Alberta

MLS # A2342764

\$495,000



Division:	West Springs		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Penthouse		
Size:	941 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Tandem, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Radiant	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 472
Basement:	-	LLD:	-
Exterior:	Stone, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Quartz Counters, Recessed Lighting		

Inclusions: N/A

Top-floor living, southwest exposure and Rocky Mountain views come together in this bright two-bedroom, two-bathroom penthouse in the heart of West Springs. Offering 941 sq. ft. of interior living space, a generous wraparound deck and windows surrounding the main living area, the home feels open, airy and filled with natural light. The kitchen is a standout, offering an impressive amount of cabinetry and workspace along with stainless steel appliances, quartz countertops, a separate pantry and a large centre island. A lower attached dining table creates a convenient spot for casual meals, entertaining or additional prep space. The kitchen opens directly into the living area, where large windows on multiple sides make the most of the southwest exposure and bring the surrounding views into the home. Step outside onto the spacious wraparound deck, offering plenty of room to create separate lounging and dining areas while enjoying views toward the Rocky Mountains. A natural gas BBQ connection makes this an easy extension of the living space throughout Calgary's warmer months. The primary bedroom includes its own 3-piece ensuite and a wall-mounted air conditioning unit for added comfort during the warmer months. The second bedroom is conveniently located near the additional 4-piece bathroom. In-suite laundry, air conditioning and radiant in-floor heating add year-round comfort, while low utility costs and low condo fees add to the practical appeal. Two tandem parking stalls in the heated underground parkade provide parking for two vehicles, along with a separate storage locker. The building also offers elevator access and a dedicated bike room. The West Springs location is another major highlight. Shopping, restaurants, coffee shops and everyday services are close to home, with West Springs Plaza just steps away. Nearby schools,

playgrounds, parks and pathways add to the appeal of this established West Calgary community, while convenient access to major routes makes it easy to get downtown or head west toward the mountains. Purchased new by the original owners, this penthouse offers a rare combination of top-floor privacy, southwest exposure, mountain views, air conditioning, exceptional outdoor space, two underground parking stalls and a location that puts the best of West Springs right outside your door.