



GRASSROOTS
REALTY GROUP

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8539 8A Avenue SW
Calgary, Alberta

MLS # A2346324



\$609,900

Division:	West Springs		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,518 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	In Floor	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 933
Basement:	None	LLD:	-
Exterior:	Stucco	Zoning:	M-1 d105
Foundation:	See Remarks	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: n/a

Welcome to this thoughtfully upgraded 3-bedroom, 2.5-bathroom townhouse in the sought-after community of West Springs, featuring more than \$15,000 in builder upgrades and subsequent improvements. It perfectly blends the low-maintenance convenience of condo living without compromising on space. This three-storey gem boasts premium upgrades alongside a practical layout, large bedrooms, in-floor heating, and three separate outdoor spaces to enjoy. The main floor features a bright, open-concept layout that seamlessly connects the living, kitchen, and dining areas. The kitchen is a true chef's delight, thoughtfully designed with a custom fixed stone dining table integrated with the kitchen counter—a paid builder upgrade. It also features upgraded appliances including a gas range with a dedicated indoor gas connection, a French-door refrigerator with an external water and ice dispenser, an upgraded herringbone-pattern backsplash extending to the upper cabinets, and beautifully upgraded pendant lighting. A large walk-in coat closet, a functional half bath, and access to a massive back patio complete this level, making it perfect for entertaining. Head up to the second floor to find two generously sized bedrooms, one with a walk-in closet, a full 4-piece bathroom featuring upgraded stone countertop and lighting fixtures, and a convenient laundry room equipped with an upgraded full-size front-load washer and dryer. The top floor is dedicated entirely to your private primary suite retreat. This spacious bedroom features a huge walk-in closet, a private third-floor balcony, and a ductless heat pump providing air conditioning and supplemental heating for ultimate year-round comfort. The beautifully appointed ensuite bathroom feels like a spa, showcasing an upgraded glass shower enclosure, stone countertop, and elevated bathroom light fixtures. This

exceptional unit comes complete with an assigned surface parking stall directly outside, one titled underground parking stall, and a secure assigned storage locker. Condo fees include natural gas and in-floor heating costs, water and sewer, landscaping, snow removal, waste removal and recycling, exterior window cleaning, parkade and common area cleaning, the condominium corporation's building insurance and reserve fund contributions, all of which support convenient, low-maintenance ownership. Located just steps away from premium shopping, essential services, and fantastic local dining options like Vin Room and Mercato, this home offers everything you need for a stylish, vibrant, and convenient lifestyle.