

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

MLS® #A2258699

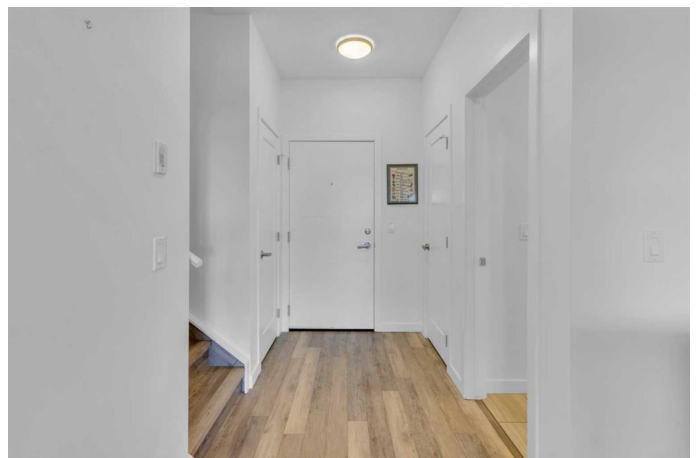
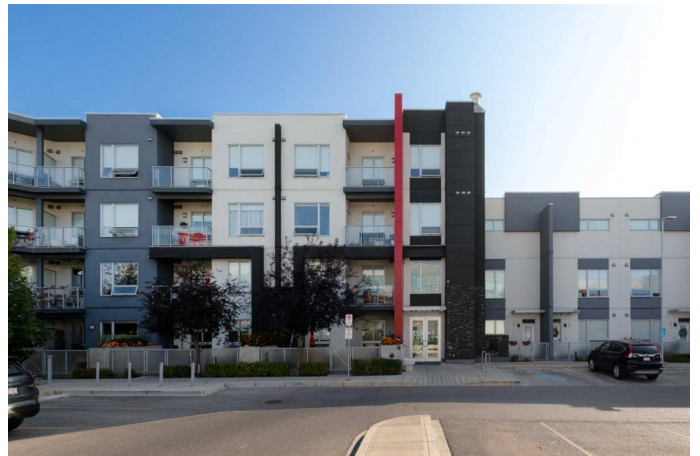
\$515,000

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	43
Zoning	M-1 d105

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.