

# \$389,900 - 122, 8530 8a Avenue Sw, Calgary

MLS® #A2108891

**\$389,900**

2 Bedroom, 2.00 Bathroom, 870 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Welcome to your dream condo nestled in the heart of convenience! This charming 2-bedroom, 2-bathroom condo offers a comfortable retreat with nearly 900 sqf of living space with heated floor.

Located just a stone's throw away from bustling shops, restaurants, pubs, cafes, banks, and grocery stores, your daily amenities are within a convenient 2-minute walk. No more long drives for essentials - everything you need is at your fingertips! Featuring good school zones, this condo is perfect for families seeking quality education for their children.

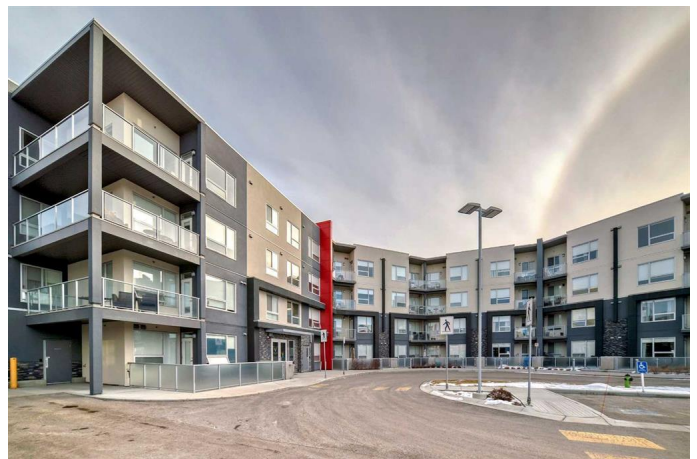
Parking is a breeze with secured, titled parking included, along with convenient visitor parking for your guests. Say goodbye to parking hassles! A bike storage is also assigned to the unit.

Enjoy the fresh air and serene views from not one, but two balconies, both overlooking playgrounds - a perfect spot to unwind or entertain friends and family. With windows facing south, bask in the abundance of natural light and sunshine that fills the space, creating a warm and inviting atmosphere.

Opportunities like this are rare - seize the chance to make this delightful condo your own haven. Don't miss out on this gem - schedule your viewing today!

Built in 2019

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2108891      |
| Price          | \$389,900     |
| Sold Price     | \$398,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 870           |
| Acres          | 0.00          |
| Year Built     | 2019          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 122, 8530 8a Avenue Sw |
| Subdivision | West Springs           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3H 6A7                |

### Amenities

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Playground, Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1                                                                           |
| Parking        | Parkade, Underground                                                        |

### Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Walk-In Closet(s) |
| Appliances        | Built-In Electric Range, Built-In Refrigerator, Dishwasher, Dryer, Microwave Hood Fan, Washer/Dryer Stacked, Window Coverings                 |
| Heating           | Central                                                                                                                                       |
| Cooling           | None                                                                                                                                          |
| # of Stories      | 4                                                                                                                                             |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Balcony, BBQ gas line, Playground |
|-------------------|-----------------------------------|

Construction            Wood Frame

**Additional Information**

Date Listed            February 22nd, 2024  
Date Sold            February 26th, 2024  
Days on Market    4  
Zoning            DC  
HOA Fees            0.00

**Listing Details**

Listing Office            First Place Realty

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