

\$474,900 - 8366 9 Avenue Sw, Calgary

MLS® #A2109974

\$474,900

2 Bedroom, 3.00 Bathroom, 1,268 sqft
Residential on 0.00 Acres

West Springs, Calgary, Alberta

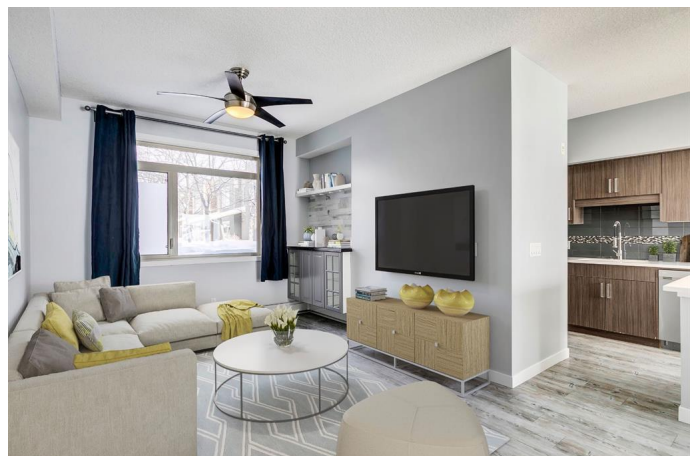
Welcome to West Springs, where luxury meets convenience in this exclusive townhome, one of just five Brownstone-style residences. Boasting a private front entrance and two designated underground titles parking spots, this 2-bedroom plus loft space residence offers a charming living experience with 2.5 bathrooms, including a 3-piece ensuite.

The kitchen is a blend of functionality and entertainment, featuring a spacious island, stainless steel appliances, and quartz countertops. Step outside to a private patio with a built-in natural gas BBQ line, creating an ideal spot for relaxation, complemented by the shared courtyard.

Upstairs, the primary bedroom offers an ensuite with a walk-in shower, quartz counters, and a walk-in closet, while the additional bedroom provides extra space and comfort. The loft space is designed for convenience, with easy access to a 4-piece bathroom.

Experience modern living in this upgraded home, showcasing a new LG Stainless Steel Fridge and Samsung Washing Machine. Enjoy electrical amenities with USB 3.0 ports, upgrading your lifestyle with the perfect fusion of style and convenience.

Conveniently situated within walking distance to schools, eateries, grocery stores, and



diverse shopping options, this townhome seamlessly blends comfort with accessibility. With easy access to Stoney Trail, downtown, nearby mountains, it offers convenient connections to various destinations. Welcome home to the perfect harmony of style and contemporary living in this West Springs gem.

Built in 2015

Essential Information

MLS® #	A2109974
Price	\$474,900
Sold Price	\$468,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,268
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	8366 9 Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0Y4

Amenities

Amenities	None
Parking Spaces	2
Parking	Owned, Parkade, Side By Side, Titled, Underground

Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
Basement	None

Exterior

Exterior Features	Courtyard, Lighting
Lot Description	Front Yard, Low Maintenance Landscape, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2024
Date Sold	March 26th, 2024
Days on Market	19
Zoning	R-2M
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

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.