

8354 9 Avenue SW
Calgary, Alberta

MLS # A2353243

\$449,000

Division:	West Springs		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,415 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	See Remarks, Street Lighting		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 719
Basement:	None	LLD:	-
Exterior:	Concrete, Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Open house Saturday, Oct. 24, from 1:00 to 3:00 pm. Welcome to beautiful West Springs! Discover this stunning Morrison Homes-built Brownstone-style townhouse, one of only six in the condominium complex, offering a private front entrance and two titled parking stalls. This beautifully designed home features 2 spacious bedrooms, a dedicated office with mountain views, and 2.5 bathrooms. The bright, open-concept kitchen boasts a large centre island, quartz countertops, stainless steel appliances, and a brand-new electric stove. Recent upgrades include fresh interior paint and brand-new carpeting, making this home truly move-in ready. Enjoy your private patio with a natural gas BBQ connection and convenient access to a beautifully maintained courtyard. Upstairs, the spacious primary bedroom features a walk-in closet and a three-piece ensuite with a walk-in shower and quartz countertops. The second bedroom is conveniently located near another full bathroom with a relaxing bathtub. Ideally located within walking distance of restaurants, grocery stores, cafés, shopping, and everyday amenities. A rare opportunity to own a stylish, move-in-ready Brownstone townhouse in one of Calgary's most desirable communities at a very reasonable price. Don't miss it!