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GRASSROOTS REALTY GROUP

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221, 8530 8A Avenue SW Calgary, Alberta

MLS # A2355586

$379,900

Division:	West Springs		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	757 sq.ft.	**Age:**	2019 (7 yrs old)
Beds:	1	**Baths:**	1
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Radiant	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 378
Basement:	-	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	DC
Foundation:	-	**Utilities:**	-
Features:	Elevator, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

This 760 sq.ft , one bedroom plus DEN , bright and spacious home is located in prestige desirable SW community of West Springs and offers large windows facing West to fill your space with natural light. The upgraded kitchen offers matching stainless steel appliances and huge kitchen island with an attached dining table optimizing the use of the space in living room. Step outside onto West faced balcony with a natural gas BBQ connection. Spacious bedroom has a walk in closet and a 4 pc ensuite. A large den giving this home the feel of a two bedroom condo. Some upgrades include Hunter Douglas window coverings, Vinyl plank flooring, in floor radiant heating. In suite laundry, Underground parking, bike parking, and best of all a secure building and welcoming community. Just steps away from shopping, restaurants, coffee shops and everyday services. Low condo fees, ready to move in .

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