118 8530 8A Avenue SW

Calgary | Active | MLS® A2355780

$400,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2019**	**842.07 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

BEAUTIFUL NATURAL LIGHT & PARKSIDE CONVENIENCE IN WEST SPRINGS! Welcome to this bright main-floor condo offering 2 bedrooms, 2 full ensuite bathrooms and a thoughtfully designed layout with generous storage throughout. With the park and playground close by, this home combines the ease of condo living with an inviting outdoor setting that feels like an extension of your own backyard.

A welcoming foyer leads into a stylish kitchen featuring stainless steel appliances, ample cabinetry, expansive quartz counters and an oversized island with breakfast-bar seating and an adjoining dining table. Whether you are preparing everyday meals or hosting friends, this well-planned space keeps everything within easy reach. A separate pantry provides valuable additional storage for groceries, cookware and small appliances.

The adjoining living area enjoys abundant natural light and access to the first of two outdoor patios - an inviting spot for summer barbecues, outdoor dining or simply relaxing in the fresh air. Currently arranged with temporary partitions to accommodate the owners' family needs, this space can be returned to its open living-room configuration, with the sellers prepared to remove the partitions prior to possession.

The spacious primary bedroom comfortably accommodates a large bed and additional furnishings. A double-sided walk-through closet leads to a private ensuite featuring a beautifully tiled walk-in shower. Direct access to the second patio creates a lovely retreat for morning coffee or a quiet evening outdoors.

Positioned on the opposite side of the home, the second bedroom offers excellent separation and privacy, along with its own double-sided walk-through closet and direct access to the second full bathroom, which also opens to the main living area. A dedicated laundry room with full-sized stacked machines adds everyday convenience.

Completing the package are one underground parking stall and a titled storage unit in a heated storage room conveniently located on the same floor, just a short distance from your door. The building also offers secure bicycle storage and a strong sense of community, with regular resident events creating opportunities to connect with neighbours and enjoy a welcoming, vibrant lifestyle. Pets are welcome, subject to condo board approval.

Discover the walkable appeal of West District, with local shops, dining, groceries and a nearby daycare complementing the surrounding parks and pathways. Radio Park brings even more outdoor enjoyment to the neighbourhood, with green space and recreational amenities to explore throughout the seasons. With convenient routes toward downtown Calgary and west to the mountains, this is a wonderful opportunity to enjoy connected, comfortable living in a sought-after west-side community. BOOK YOUR PRIVATE SHOWING TODAY!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355780

Bedrooms	2
Bathrooms	2
Year Built	2019
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	842.07 sq. ft.
Main Level Finished Area:	842.07 sq. ft.
Condo Fee:	$421.62
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Security, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	East
Floor Location:	Ground
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2019 (Age: 7)
Bedrooms:	2 (Above Grd: 2)

Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1910571
Heating:	In Floor
New Constr.:	No
Construction Material:	Concrete, Stone, Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Heated Garage, Parkade, Stall, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	West Springs
Amenities:	Bicycle Storage, Elevator(s), Playground, Secured Parking, Storage, Trash, Visitor Parking

Appliances:	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Living/Dining Room Combination · 12'7" × 10'7" ·
Main Floor	Bedroom · 10'9" × 9' ·
Main Floor	Kitchen · 19'11" × 12'7" ·
Main Floor	Bedroom - Primary · 12'10" × 12'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Playground
Patio And Porch Features:	Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC
Listed Date:	Nov 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/118-8530-8a-avenue-sw-calgary-a2355780/

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