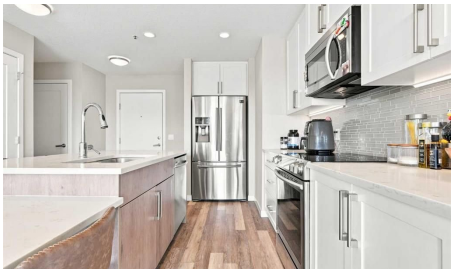
320 8530 8A Avenue SW

Calgary | Active | MLS® A2347833

$389,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2019**	**847.5 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Independent Broker

A closer look

PANORAMIC PARK & PLAYGROUND VIEWS FROM EVERY WINDOW AND BALCONY! THIS STUNNING SUN-FILLED 2 BEDROOM & 2 FULL BATHROOM APARTMART FEATURES ALL THE UPGRADES INCLUDING: STAINLESS STEEL APPLIANCES, MASSIVE QUARTZ ISLAND WITH BREAKFAST BAR & SEPARATE DINING TABLE, TILED BATHROOMS, 2 BALCONIES & 2 UNDERGROUND PARKING STALLS! Stepping inside this open concept unit your attention will immediately be drawn to the beautiful interior design coordination focusing on both functionality and professionally selected finishes. Walk through the entrance foyer and into a bright open-concept layout featuring a spacious kitchen complete with a large island, attached dining table, and ample counter/cabinet space, including a breakfast bar - ideal for cooking, entertaining, or casual dining. Need extra space for food & cooking appliance storage? This home features a full pantry! The dining room flows seamlessly into the spacious living room capable of hosting full-sized furniture and offers breathtaking views of the park/playground! From this room, you have access to balcony #1 - perfect for entertaining guests with summer BBQ's all while overlooking the beautiful park. Step into the master bedroom which is easily able to host a large bed and additional bedroom furniture! Tired of fighting for closet space? This master bedroom features a double sided walk-through closet leading to the ensuite bathroom including a beautifully tiled standing shower. From your master bedroom, a private 2nd balcony offering fantastic views of the park, perfect for your morning coffee or evening glass of wine while you enjoy Calgary's breathtaking sunrises/sunsets! Moving to the other side of the apartment, a second spacious sunny bedroom featuring another double sided walk through closet and a "jack & jill" ensuite bathroom! The home is completed with a laundry room featuring stacked full-sized laundry machines. Need a bit more storage? Make use of your titled storage unit in a clean heated storage room on the same floor and just steps from your unit door! THE WELL-MANAGED BUILDING OFFERS: LOW CONDO FEES, SECURED BIKE STORAGE AND A INCLUSIVE PET POLICY WITH NO SIZE OR WEIGHT LIMIT WHICH ALLOWS 2 DOGS, OR 2 CATS OR 1 DOG AND 1 CAT PER UNIT! As they always say in real estate...LOCATION, LOCATION, LOCATION! West District is engineered as an urban enclave inside Calgary’s suburban west side (Google: hellowestdistrict). Young Family? this home is located right next door to a daycare and backs directly on to a beautiful park & playground. Walk to tons of street-level retail, boutique dining, and grocery stores. At the center of the community is Radio Park, an 8.4-acre central park featuring year-round programming, a outdoor amphitheatre, reflecting pool/ice skating rink, skatepark, and green spaces. Commuting to work downtown? Only a 20-minute drive! Love the mountains? 1-hour drive to Canmore! BOOK YOUR SHOWING TODAY!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347833
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:	847.5 sq. ft.
Main Level Finished Area:	847.5 sq. ft.
Condo Fee:	$425.23
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Security, Sewer, Snow Removal, Trash, Water
Front Exposure:	Southeast
Unit Exposure:	Southeast
Floor Location:	Other
Entry Level:	3
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
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:	2
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:	Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Tandem, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
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:	N/A
Restrictions:	Pets Allowed
Pets Allowed:	Restrictions, Cats OK, Dogs OK, Yes

Main Floor	Living Room · 15'11" × 12'9" ·
Main Floor	Kitchen With Eating Area · 15'2" × 12'3" ·
Main Floor	Foyer · 10'5" × 5'11" ·
Main Floor	Bedroom - Primary · 12'11" × 12'3" ·
Main Floor	Bedroom · 10'11" × 9' ·
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), Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting
Exterior Features:	Balcony, Playground
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC
Listed Date:	Sep 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/320-8530-8a-avenue-sw-calgary-a2347833/

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