

# \$765,000 - 8349 8 Avenue Sw, Calgary

MLS® #A2255576

## \$765,000

4 Bedroom, 4.00 Bathroom, 1,933 sqft

Residential on 0.30 Acres

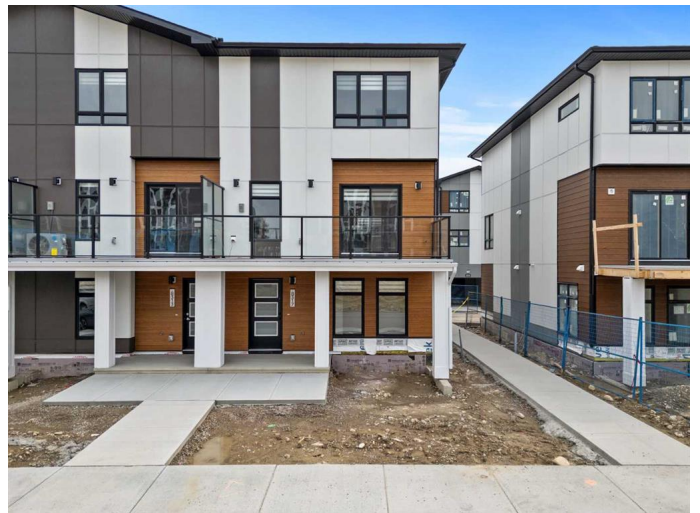
West Springs, Calgary, Alberta

\*Photos are from a similar, completed unit - finishing may vary\* Welcome to this beautifully upgraded 4-bedroom, 3.5-bathroom BRAND NEW townhome in the highly desirable community of West Springs. This home has been carefully designed to balance modern style with everyday functionalityâ€”perfect for todayâ€™s busy lifestyle.

Upon entry, youâ€™re greeted by a bright and versatile foyer space and a bedroom with an ensuite - the perfect space for a home office or studio. This level also provides direct access to the double attached garage, offering ample room for parking and storage.

The second floor features an open-concept layout. The kitchen is beautifully appointed with quartz countertops, a tile backsplash, abundant cabinetry, and brand-new premium appliances. A large island provides additional prep space, making the kitchen ideal for cooking and entertaining. Sliding glass doors lead to a private OVERSIZED balcony with glass privacy panelsâ€”a great spot to relax outdoors. A stylish 2-piece bathroom completes this level.

Upstairs, two secondary bedrooms are located at the back of the homeâ€”well suited for children, guests, or a quiet workspace. A 3-piece bathroom with under-sink storage adds both convenience and thoughtful design. The primary bedroom creates a relaxing



retreat with a large window, oversized walk-in closet with built-in organizers, and a spacious 4-piece ensuite featuring double sinks with quartz countertops, generous cabinet storage, and tiled flooring.

Set in one of Calgary’s most family-friendly neighborhoods, West Springs provides easy access to shopping, dining, schools, and green spaces. A designated high school is just minutes away, and quick connections to Stoney Trail and Sarcee Trail make commuting downtown simple. For outdoor enthusiasts, Canada Olympic Park is a short drive away, offering year-round recreation.

Don’t miss the opportunity to own a stylish, well-appointed home in one of Calgary’s most sought-after communities. Please visit the showhome at 823 821 Street SW for more details!

Built in 2025

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2255576      |
| Price          | \$765,000     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,933         |
| Acres          | 0.30          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

Community Information

|             |                  |
|-------------|------------------|
| Address     | 8349 8 Avenue Sw |
| Subdivision | West Springs     |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T3H 4C6          |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                    |
| Parking        | Double Garage Attached               |
| # of Garages   | 2                                    |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)          |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                 |
| Cooling           | Rough-In                                                                                   |
| Basement          | None                                                                                       |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Lot Description   | Street Lighting       |
| Roof              | Asphalt Shingle       |
| Construction      | Composite Siding      |
| Foundation        | Poured Concrete       |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 14                   |
| Zoning         | M-G                  |
| HOA Fees       | 295                  |
| HOA Fees Freq. | MON                  |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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