

# \$615,000 - 8313 8 Avenue Sw, Calgary

MLS® #A2241962

**\$615,000**

2 Bedroom, 3.00 Bathroom, 1,424 sqft

Single Family on 0.02 Acres

West Springs, Calgary, Alberta

\*\*\*Open House Saturday from 2pm to 4pm\*\*\*

PLEASE VISIT THE SHOWHOME FOR

ACCESS – 823 81st Street SW

Welcome to the Granville townhouse by Trico Homes, a beautifully designed 2-bedroom, 2.5-bathroom

home located in the highly sought-after community of West Springs. This modern residence includes \$15,000 in upgrades

already built into the price, offering both style and functionality in a vibrant, convenient location. As you step inside, a 2-piece

bathroom is located just off the main entrance, providing convenience for guests and everyday use. The EXTENDED kitchen and

UPGRADED island is a standout feature with sleek new cabinetry, a built-in microwave, and high-quality stainless steel appliances. The

open-concept layout seamlessly connects the kitchen to the dining and living areas, creating a warm and flexible space for entertaining or

relaxing. Large windows throughout the main floor allow natural light to pour in, and the living room opens directly onto a private

balcony – perfect for enjoying your morning coffee or winding down in the

evening. Upstairs, you'll find two generously sized bedrooms. The secondary bedroom includes its own 3-piece ensuite and is ideal as a guest room, home office, or space

for family. The primary bedroom offers a peaceful retreat, complete with two large windows, a spacious layout, and a 4-piece

ensuite bathroom. Additional storage is thoughtfully integrated to keep your living

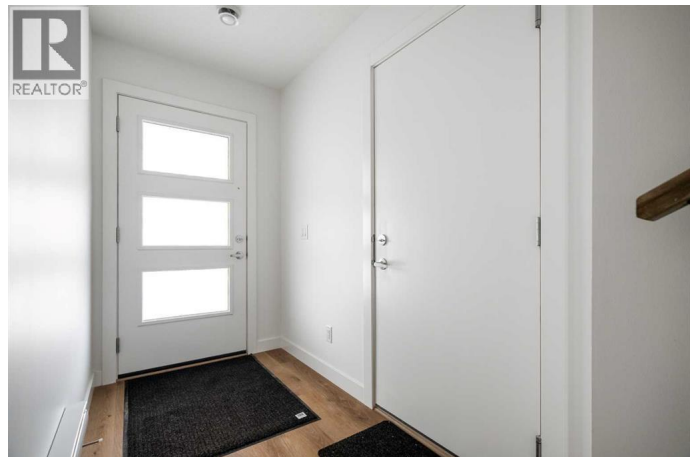
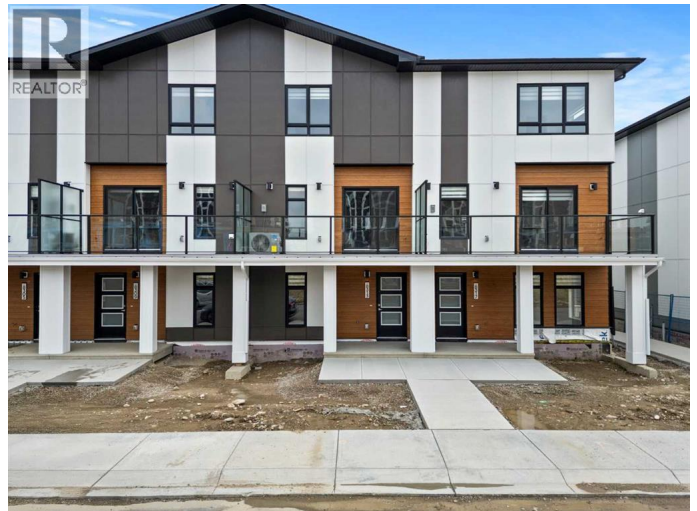
space organized and clutter-free. The home is a true gem, offering modern living in a prime location. Don't miss this opportunity to own a piece of the West Springs community.

Call today to schedule your private viewing. This home is a must-see for anyone looking for a modern, well-appointed residence in a desirable neighborhood.

With its open-concept layout, high-quality finishes, and thoughtful upgrades, this home is a true gem. It's the perfect blend of style and functionality, offering a peaceful retreat in a vibrant community.

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space organized and functional.Situated in West Springs, residents enjoy easy access to parks, walking trails, shopping, and dining options. Proximity to Stoney Trail ensures a quick and convenient commute to downtown Calgary, and Canada Olympic Park is just a short drive away for year-round outdoor recreation.Donâ€™t miss your chance to own this stylish and well-appointed townhouse in one of Calgaryâ€™s most desirable communities.Visit the Showhome today for more information! (id:6289)

Built in 2025

Essential Information

Listing #	A2241962
Price	\$615,000
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,424
Acres	0.02
Year Built	2025
Type	Single Family
Sub-Type	Bare Land Condo

Community Information

Address	8313 8 Avenue Sw
Subdivision	West Springs
City	Calgary
Province	Alberta
Postal Code	T3H4C6

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Gas BBQ Hookup, Parking
Parking Spaces	2
Parking	Attached Garage, Tandem
# of Garages	2

## Interior

Appliances	Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Microwave, Hood Fan
Heating	Forced air
Cooling	Central air conditioning
# of Stories	3

## Exterior

Exterior	Composite Siding
Foundation	Poured Concrete

## Listing Details

Listing Office eXp Realty



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Listing information last updated on October 14th, 2025 at 8:01pm PDT