

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

MLS® #A2255576

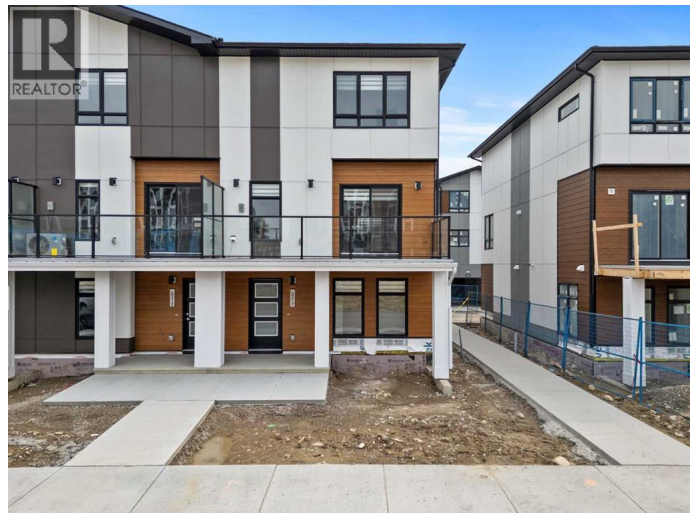
**\$765,000**

4 Bedroom, 4.00 Bathroom, 1,933 sqft

Single Family 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! (id:6289)

Built in 2025

Essential Information

Listing #	A2255576
Price	\$765,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,933
Acres	0.30
Year Built	2025
Type	Single Family
Sub-Type	Bare Land Condo

Community Information

Address	8349 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
# of Garages	2

### Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Hood Fan, Window Coverings
Heating	Forced air
Cooling	See Remarks
# of Stories	2

### Exterior

Exterior	Composite Siding
Foundation	Poured Concrete

### Listing Details

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



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 13th, 2025 at 7:16pm PDT