

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

MLS® #A2255576

\$765,000

3 Bedroom, 3.00 Bathroom, 1,933 sqft

Residential on 0.30 Acres

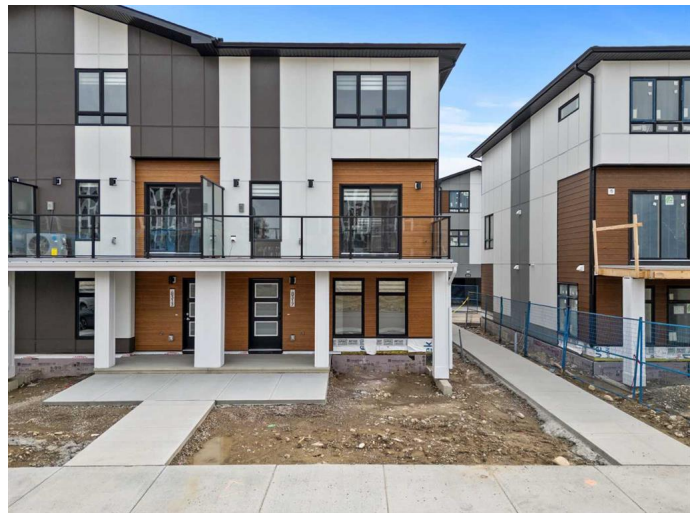
West Springs, Calgary, Alberta

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, three 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 suite 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. Visit the Showhome for more information and details!

Built in 2025

Essential Information

MLS® #	A2255576
Price	\$765,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
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
Zoning	M-G
HOA Fees	295
HOA Fees Freq.	MON

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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. Used under license.