

\$765,000 - 8305 8 Avenue Sw, Calgary

MLS® #A2266099

\$765,000

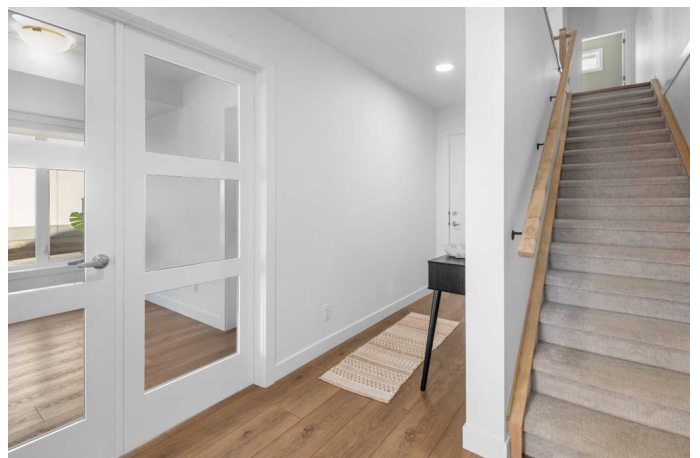
4 Bedroom, 4.00 Bathroom, 1,878 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Trico homes brings to West Springs one of the best designed townhomes in this amazing master planned community. Close to everything you would ever want, and in true walking distance. This bright and abundantly spacious corner unit features 4 bedrooms, 3.5 baths, with a unique main level bedroom with full ensuite. As you enter your custom home from your double attached garage, you are greeted into a large foyer. The bedroom/den on this level is very convenient, and a flexible option. The second level boasts 9 foot ceilings, is bright, spacious, fully open, and features a fantastic centre kitchen plan. The formal living and dining rooms are on either side, making this the perfect entertaining space, or just enjoying day to day luxury living. The kitchen was with modern quartz counters and matching upgraded full backsplash. High end appliances for your cooking enjoyment, include a counter gas stove and wall ovens. The kitchen Island is the perfect gathering place for friends and family, as the chef prepares culinary delights, surrounded by premium cabinetry and fixtures.

Off the living area there is a huge balcony which can be used as a relaxing extension of the main living area, or additional dining and bbq space, for year round relaxation. The upper floor features 3 additional bedrooms. Two bedrooms facing south with large windows, and a main full bath. The master is truly spacious, bright, and of course has a fantastic ensuite with dual sinks, tub, shower,



and walk in closet. This level conveniently has a laundry room, with sink and custom cabinetry. Upgrades total over 30k for this unit which makes it the best value on the market, with 4 Bedrooms and 3.5 baths, and truly like new! The location is unbeatable, close to all parks including the off leash radio park, shopping, restaurants, schools and all of West Springs amazing amenities. Motivated seller due to relocation.

Built in 2025

Essential Information

MLS® #	A2266099
Price	\$765,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,878
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey, Side by Side
Status	Active

Community Information

Address	8305 8 Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0C3

Amenities

Amenities	None
Parking Spaces	2

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Corner Lot, Landscaped, Low Maintenance Landscape
Roof	Asphalt
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 22nd, 2025
Days on Market	4
Zoning	M-G

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.