

\$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
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