

\$1,425,000 - 8208 9 Avenue Sw, Calgary

MLS® #A2205475

\$1,425,000

4 Bedroom, 4.00 Bathroom, 2,845 sqft

Residential on 0.15 Acres

West Springs, Calgary, Alberta

This is IT! Traditional 4063 sq ft Fully Finished 2 Storey - 4 bedroom/4 bathroom West Springs home has been REIMAGINED from top to bottom! Your experience truly starts on arrival - GREAT curb appeal. Step inside & experience a home that offers you an open concept - combined with purposeful spaces. You will love the VAULTED large foyer w/closet-perfect for receiving guests! Office is perfectly located near front (could be easily transformed to add mn flr bdrm). Private & tucked away. Formal Dining for special meals! 9 ft ceilings & NEWLY installed luxury Hardwood floors on Main, upper, staircase. Take note of small HIGH-END features=NEW paint, baseboards, trim, lights + so many special decorative touches. Picture yourself in this BRIGHT/OPEN Kitchen/dining/living space! EVERY detail thought out for your enjoyment. HUGE granite topped island with seating. NEW SS appliances. GAS stove. So much counter/cabinet space! Easy access to formal dining & a PANTRY/mud room everyone will love! Direct access to 630 sq ft garage - makes bringing items in & putting them away SO easy! Transition out thru sliding doors to enjoy your NORTHWEST backyard. Enjoy BBQing on Deck, relaxing on lower patio & bonus Hot Tub! Beautiful landscaping & LOADS of trees for privacy! Gas fireplace enhances mn floor living area. Two-piece bath completes mn level. Upstairs offers SECOND living area/bonus room! PRIMARY Bedroom is Calming/Private + large enough for all your



furniture + a favourite chair! You will LOVE the ensuite - double vanities w/granite counters, soaker tub, separate shower, skylight (more natural light), toilet closet & substantial walk-in closet! Laundry room w/NEW washer/dryer & SO much space with sliding barn door! 2 more LARGE bdrms + a 4-piece bath w/door separating bath/toilet & sink area. Basement offers NEW carpet+upgraded underlay. Cozy living area w/another fireplace! Pool table/games area, newly built art studio (could be gym/hobby rm/2nd office?), 4th bdrm/4-pce bath. Mechanical room offers incredible STORAGE + added storage under stairs. Hunter Douglas blinds. Lot size is 6469 sq ft = 70 ft front! Composite Siding, Stonework, Recently Sealed Exposed aggregate driveway, walkway, steps & front porch. Oversized Double garage. TWO AC units. This residence presents an unparalleled opportunity to enjoy a lifestyle of LUXURY, convenience & sophistication! Ideally located within walking distance to TOP RATED SCHOOLS, grocery stores (x3), coffee, ice cream, pubs, restaurants, fitness, medical, pharmacy - the list goes on & on... This home is around the corner from a beautify pond (running fountain in summer) complete w/geese & ducks - adjacent to children's playground. Coming soon = Radio Park - the perfect family gathering area will offer ice rinks, amphitheatre, park/picnic area + off leash dog park! Drive downtown in 15 mins or take transit. 25 mins to the airport. Easy access to Ring Rd & major roadways. Why wait to build - this IMMACULATELY kept home is better than NEW!

Built in 2008

Essential Information

| | |
|--------|-------------|
| MLS® # | A2205475 |
| Price | \$1,425,000 |

| | |
|----------------|-------------|
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,845 |
| Acres | 0.15 |
| Year Built | 2008 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 8208 9 Avenue Sw |
| Subdivision | West Springs |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H 0C2 |

Amenities

| | |
|----------------|--|
| Amenities | Other |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Oversized, Driveway, On Street |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Central Vacuum, French Door, Jetted Tub, Recessed Lighting, Skylight(s), Sump Pump(s) |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings, Garburator |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |

| | |
|--------------|---|
| Fireplaces | Gas, Living Room, Mantle, Basement, Stone |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard, Other |
| Lot Description | Back Yard, Landscaped, Level, See Remarks, Other |
| Roof | Asphalt Shingle |
| Construction | Composite Siding, Stone |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 25th, 2025 |
| Days on Market | 32 |
| Zoning | R-G |
| HOA Fees | 200 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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