

# **\$579,000 - 205, 8235 8th Avenue Sw, Calgary**

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MLS® #A2213091

**\$579,000**

2 Bedroom, 3.00 Bathroom, 1,355 sqft

Residential on 3.03 Acres

West Springs, Calgary, Alberta

OPEN HOUSE EVERY SATURDAY AND SUNDAY FROM 2:00PM-4:00PM - VISIT THE SHOWHOME FOR ACCESS (823 81 St SW)

Welcome to this stunning 2-bedroom, 2.5-bathroom home in the highly sought-after community of West Springs with Over 24K in Upgrades! This modern home offers a thoughtfully designed layout and stylish finishes throughout.

Upon entering, youâ€™ll find the entry-level featuring a TANDEM GARAGE and charming entryway!

Head upstairs to the main level, where youâ€™ll be greeted by beautiful brown LUXURY VINYL FLOORING that flows seamlessly through the kitchen, living, and dining areas. This level includes a convenient 2-piece bathroom. The kitchen is a true highlight, showcasing QUARTZ COUNTERTOPS, and backsplash, ample cabinetry for extra storage, and BRAND-NEW APPLIANCES, including a slide in electric range, built-in microwave, range hood, dishwasher, and refrigerator.

The dining and living areas are open-concept, making it ideal for entertaining or relaxing. The dining room features an elegant light fixture, while the living room offers access to a private balcony. The balcony provides the perfect spot to enjoy the sunshine, complete with GLASS PRIVACY SCREENS ON EITHER SIDE,



allowing natural light to fill the home.

On the upper level, youâ€™ll find two generously sized bedrooms, both with cozy carpet flooring. The first bedroom features a large window and a walk-in closet with built-in METAL ORGANIZERS, making it a versatile space for a childâ€™s room, guest room, or additional office. The primary bedroom is a private retreat, offering TWO WALK-IN CLOSETS and a luxurious 3-piece ensuite bathroom with QUARTZ COUNTERTOPS and TILED flooring.

This home is situated in West Springs, a family-friendly community known for its proximity to top-rated schools, including two elementary schools and a nearby high school. Youâ€™ll enjoy easy access to a variety of shopping, dining, and recreational amenities. Commuting is a breeze with quick access to Stoney Trail and Sarcee Trail, and Calgary Olympic Park is just a short drive away for year-round outdoor activities.

Donâ€™t miss the opportunity to make this incredible home yours.

NOTE: Below Grade sq footage is above grade.

Built in 2025

**Essential Information**

MLS® #	A2213091
Price	\$579,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,355
Acres	3.03



Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	205, 8235 8th Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4C8

### Amenities

Amenities	Park, Secured Parking, Storage, Visitor Parking, Parking, Playground, Snow Removal, Trash
Parking Spaces	2
Parking	Double Garage Attached, Tandem
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage
Appliances	Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings, Humidifier
Heating	Forced Air
Cooling	Rough-In
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Street Lighting
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 20th, 2025
Days on Market	50

**Listing Details**

Listing Office                      eXp Realty

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