

# \$939,900 - 8161 8 Avenue Sw, Calgary

MLS® #A2257907

**\$939,900**

4 Bedroom, 3.00 Bathroom, 1,848 sqft

Residential on 0.00 Acres

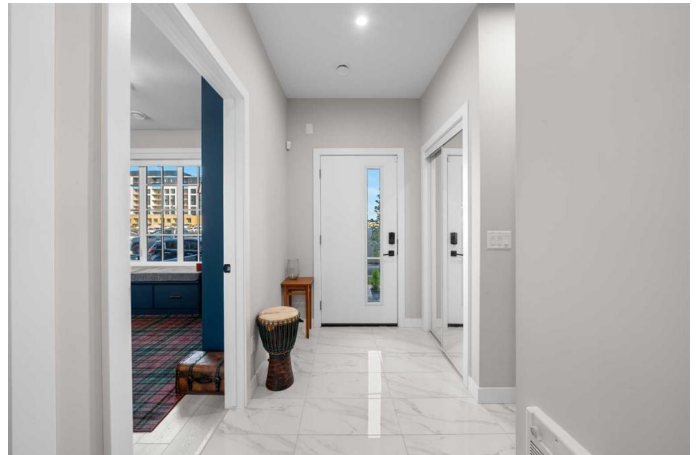
West Springs, Calgary, Alberta

**\*\* OPEN HOUSE: Saturday, September 20th 12-3pm \*\*** Welcome to 8161 8 Avenue SW in the community of West Springs. This 4 bedroom, 3 bathroom townhome is tastefully designed with modern finishes, functional upgrades, and a layout that balances style and comfort.

Step inside to discover 9 ft ceilings, wide plank laminate flooring, and integrated LED lighting throughout. The chef's kitchen is equipped with quartz countertops, a paneled fridge, gas range stove, and soft-close cabinetry with smart storage solutions. The living area features a 50-inch electric fireplace and opens onto a private balcony, creating the perfect space for both entertaining and relaxing.

Custom details enhance the home, including a Murphy bed, custom drapes, premium Delta plumbing fixtures, and an A/C unit for year-round comfort. Environmentally friendly touches include WaterSense-certified fixtures and toilets. Over \$50,000 has been invested in California Closets, bringing exceptional storage and organization to every corner of the home.

With its large hallways and thoughtfully planned design, this home feels bright, open, and inviting. The location adds to its appeal with views of the new park in west district, schools are just 5 minutes away, trendy coffee shops and cafes only 2 minutes



from your door, and parks and walking paths are just steps away.

Built in 2023

**Essential Information**

MLS® #	A2257907
Price	\$939,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,848
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	8161 8 Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6H9

**Amenities**

Amenities	Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Landscaped, Other
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 18th, 2025
Zoning	M-2
HOA Fees	367
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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