

# \$589,900 - 205, 8235 8th Avenue Sw, Calgary

MLS® #A2185647

**\$589,900**

2 Bedroom, 3.00 Bathroom, 1,355 sqft  
Residential on 3.03 Acres

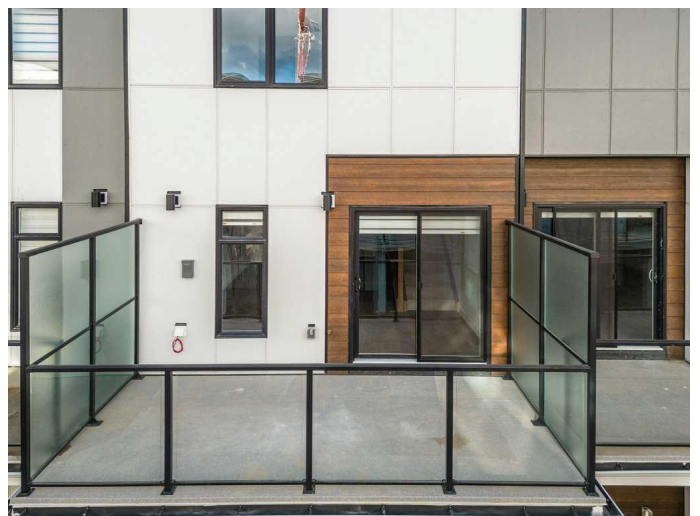
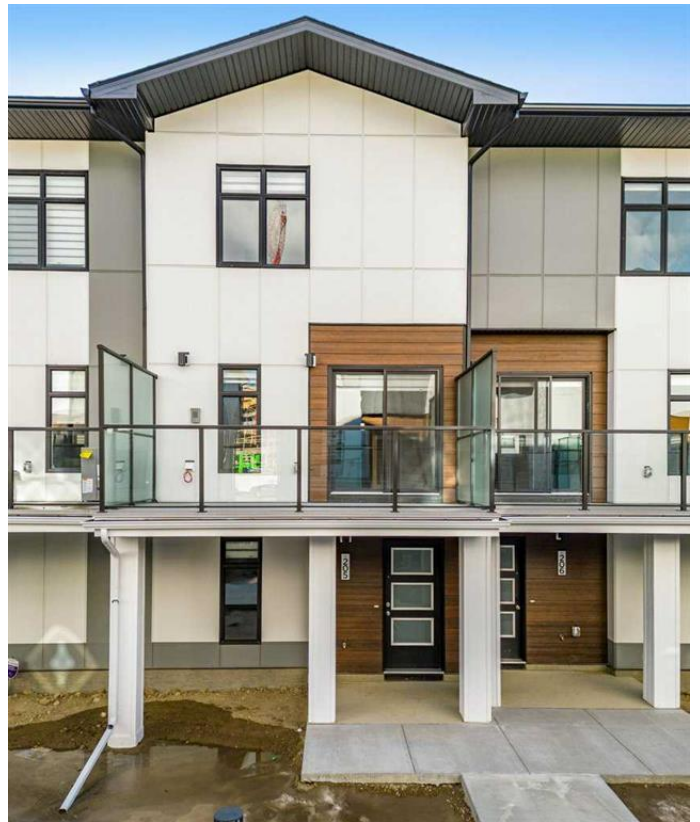
West Springs, Calgary, Alberta

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, you'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 child'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. You'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.

Don't miss the opportunity to make this incredible home yours.

NOTE: Below Grade sq footage is above grade.

Built in 2025

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2185647  |
| Price          | \$589,900 |
| 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 Trash, Visitor Parking, Parking, Playground, Park, Secured Parking, Snow Removal, Storage  
Parking Spaces 2  
Parking Double Garage Attached, Tandem  
# of Garages 2

### Interior

Interior Features No Smoking Home, Open Floorplan, Quartz Counters, Storage, No Animal Home  
Appliances Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Humidifier, Tankless Water Heater  
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 January 20th, 2025  
Days on Market 79

## Listing Details

Listing Office

eXp Realty

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.