

# \$795,000 - 8317 8 Avenue Sw, Calgary

MLS® #A2241975

**\$795,000**

3 Bedroom, 3.00 Bathroom, 1,933 sqft

Residential on 0.03 Acres

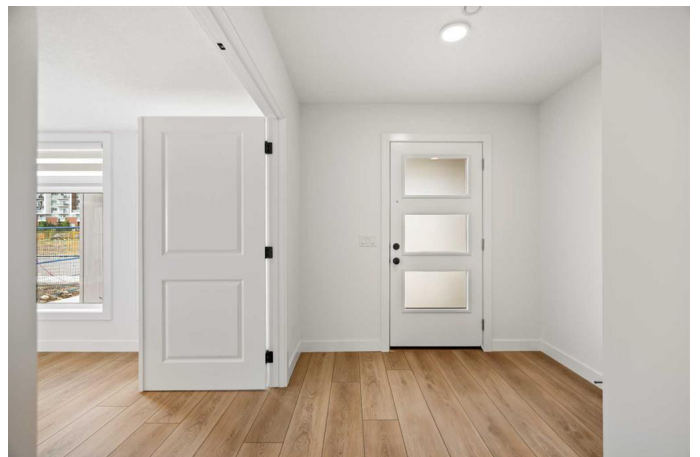
West Springs, Calgary, Alberta

\*OPEN HOUSE SATURDAY AND SUNDAY  
FROM 2-4PM\* PLEASE VISIT THE  
SHOWHOME FOR ACCESS " 823 81st  
Street SW

Welcome to this beautifully upgraded  
3-bedroom, 2.5-bathroom townhome located in  
the highly desirable community of West  
Springs. With over \$41,000 in upgrades, this  
home has been thoughtfully designed to  
combine modern style with everyday  
functionality"perfect for today's busy  
lifestyle.

Upon entering, you're welcomed by a bright  
and versatile flex space on the entry level that  
can serve as a home office, gym, or additional  
living area. This level also provides direct  
access to the double attached garage, offering  
plenty of room for both parking and storage.

Upstairs, the main living area features an  
open-concept layout enhanced by luxury vinyl  
plank flooring that runs throughout. The  
kitchen is fully upgraded with quartz  
countertops, a tile backsplash, ample  
cabinetry, and brand-new, premium  
appliances. A large island adds extra prep  
space, making this kitchen ideal for cooking  
and entertaining. From here, sliding glass  
doors open onto a private balcony complete  
with glass privacy panels"a perfect place to  
unwind outdoors. A stylish 2-piece bathroom  
completes this level.



On the upper floor, two secondary bedrooms are situated at the back of the home—ideal for children, guests, or a quiet home office. A 3-piece bathroom with under-sink storage adds both convenience and thoughtful design. The primary bedroom offers a bright and relaxing retreat with a large window, oversized walk-in closet with built-in organizers, and a spacious 4-piece ensuite that includes double sinks with quartz countertops, plenty of cabinet storage, and tiled flooring.

Located in one of Calgary’s most family-friendly neighborhoods, West Springs offers a wide range of nearby amenities including shopping, dining, schools, and green spaces. A designated high school is just minutes away, and quick access to Stoney Trail and Sarcee Trail ensures an easy commute downtown. For outdoor enthusiasts, Canada Olympic Park is just a short drive away for skiing and winter fun.

Don’t miss your opportunity to own a stylish and 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® #         | A2241975  |
| Price          | \$795,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,933     |
| Acres          | 0.03      |
| Year Built     | 2025      |

|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Row/Townhouse |
| Style    | 3 Storey      |
| Status   | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8317 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    | July 23rd, 2025 |
| Days on Market | 35              |
| Zoning         | M-G             |

Listing Details

Listing Office                    eXp Realty

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