

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

MLS® #A2213091

**\$589,900**

2 Bedroom, 3.00 Bathroom, 1,355 sqft

Residential on 3.03 Acres

West Springs, Calgary, Alberta

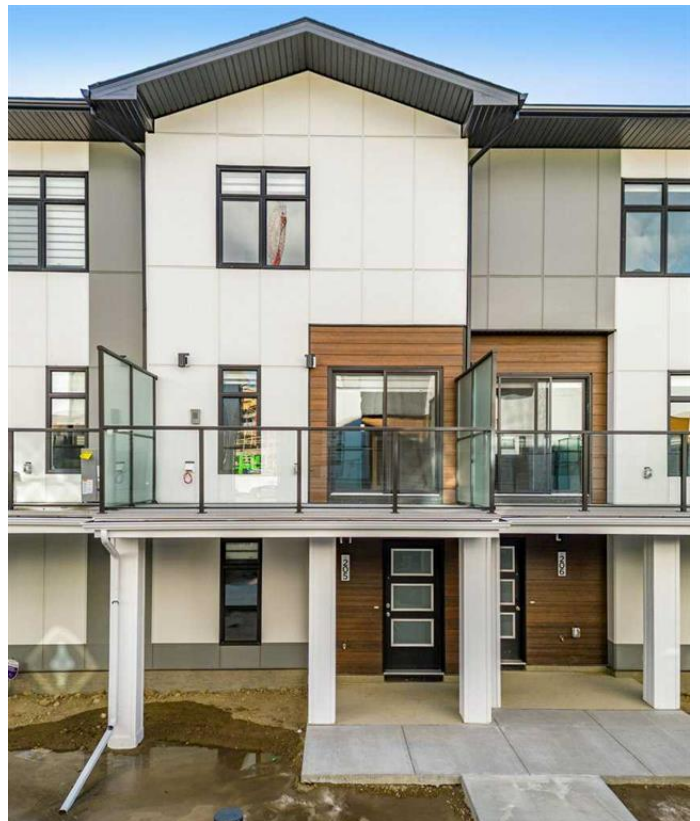
OPEN HOUSE EVERY SATURDAY AND SUNDAY FROM 2:00PM-4:00PM - VISIT THE SHOWHOME FOR ACCESS (823 81 St SW)

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, 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          | \$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      | Park, Parking, Playground, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| 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, Humidifier, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings |
| 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 | 25               |

**Listing Details**

Listing Office                      eXp Realty

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