



GRASSROOTS
REALTY GROUP

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8317 8 Avenue SW
Calgary, Alberta

MLS # A2241975



\$795,000

Division:	West Springs		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,933 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 295
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

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!