



GRASSROOTS
REALTY GROUP

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8161 8 Avenue SW
Calgary, Alberta

MLS # A2257907



\$939,900

Division:	West Springs		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,848 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Other		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Walk-In Closet(s)		

Inclusions: Murphy Bed and Built-Ins

**** OPEN HOUSE: Saturday, September 27th 12-2pm **** 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.