



GRASSROOTS
REALTY GROUP

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8331 8 Avenue SW
Calgary, Alberta

MLS # A2262501



\$614,900

Division:	West Springs		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,568 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 225
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Open House Saturday from 2pm to 4pm Welcome to 8331 8 Avenue SW, an exceptional Granville model townhome offering over 1,360 sq ft of contemporary living in the highly sought-after West 83 community. Designed with a perfect balance of comfort, sophistication, and functionality, this residence showcases a modern Spanish Modern colour palette and an open, light-filled layout ideal for today's lifestyle. The entry level features a closed flex room—a versatile space perfect for a private home office, workout room, or cozy media lounge. Upstairs, the bright and airy main floor welcomes you with an expansive open-concept layout, elevated by upgraded cabinetry, sleek quartz countertops, and a gas line to the deck, ideal for outdoor grilling and entertaining. The kitchen's contemporary design blends clean lines and premium finishes, complemented by upgraded four flush-mounted LED lights in the great room that create a warm, inviting ambiance. Both the kitchen and bathrooms feature enhanced cabinetry for a refined touch, while zebra blinds throughout add modern style and practical light control. A/C rough-ins provide easy future installation for year-round comfort. The thoughtful floor plan maximizes functionality and flow, offering space for both relaxing and entertaining in equal measure. Upstairs, the home offers two well-appointed bedrooms, each with access to their own full bathrooms for optimal privacy and convenience. The primary suite features a three-piece ensuite and dual walk-in closets, combining luxury and practicality. Ideally located just steps from Sobeys, Radio Park, restaurants, and boutique shops, West 83 provides a walkable, connected lifestyle. You're also only 15 minutes to downtown Calgary and about 45 minutes to the Rocky Mountains, making this the perfect home for those who crave both urban

convenience and outdoor adventure. With its premium finishes, smart design, and unbeatable location, 8331 8 Avenue SW delivers a low-maintenance lifestyle without compromise—perfect for professionals, couples, or anyone seeking modern west-side living at its finest. Includes Alberta New Home Warranty.