



GRASSROOTS
REALTY GROUP

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8163 8 Avenue SW
Calgary, Alberta

MLS # A2273323

\$799,900

Division: West Springs

Type: Residential/Four Plex

Style: Townhouse

Size: 1,843 sq.ft. **Age:** 2023 (3 yrs old)

Beds: 4 **Baths:** 2 full / 1 half

Garage: Double Garage Attached

Lot Size: -

Lot Feat: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 293

LLD: -

Zoning: M-2

Utilities: -

Heating: Forced Air, Natural Gas

Floors: Ceramic Tile, Laminate

Roof: Asphalt Shingle

Basement: Other

Exterior: Brick, Composite Siding, See Remarks

Foundation: See Remarks

Features: See Remarks

Inclusions: N/A

District Towns by TRUMAN – Experience upscale living in this stunning 3-Bedroom Townhome, ideally located in the growing and vibrant West District. Surrounded by parks, pathways, and premium shopping, this dynamic neighborhood offers both convenience and community. This beautifully crafted residence features 3 spacious Bedrooms, 2.5 luxurious Bathrooms, and an attached Double Heated Garage. On the main floor, you'll find a versatile Flex Room perfect for a home office. Inside, elegant finishes abound, including sleek wide plank flooring and soaring ceilings that enhance the open-concept design. The Kitchen is a culinary masterpiece with Full-Height Cabinetry, Soft-Close Doors, Gas Range, Fridge, Built in Microwave, and a convenient Pantry. The large Eat-Up Bar, accented with Quartz countertops, is ideal for casual dining or entertaining guests. The Primary Suite is a private oasis, boasting a generous walk-in closet and a 3-piece Ensuite. The upper floor also includes two additional Bedrooms, a stylish 4-piece Main Bathroom, and the convenience of an upper-floor laundry. Bright, airy, and move-in ready, District Towns offer a sophisticated lifestyle where you can truly live better. Don't miss your chance to own this remarkable home! Photo Gallery of Similar Home*