



GRASSROOTS
REALTY GROUP

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123, 8235 8 Avenue SW
Calgary, Alberta

MLS # A2274598



\$569,900

| | | | |
|-----------|--------------------------------|--------|------------------|
| Division: | West Springs | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,357 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Tandem | | |
| Lot Size: | 0.30 Acre | | |
| Lot Feat: | Back Lane | | |

| | | | |
|-------------|--|------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 210 |
| Basement: | None | LLD: | - |
| Exterior: | Composite Siding | Zoning: | M-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s) | | |

Inclusions: None

Welcome to this exceptional Trico built townhome located in the West 83 community of West Springs, one of Calgary's most desirable west-side neighborhoods. This thoughtfully designed residence offers over 1,300 square feet of living space across a well-planned, modern layout that blends comfort and style. Inside, you are welcomed by an open-concept main floor illuminated by abundant natural light, which seamlessly connects the living, dining, and kitchen areas. The kitchen features two-tone cabinetry paired with quartz countertops and a gas range stove, creating a refined and functional space for everyday living. A 16-foot wide deck extends the living area outdoors, providing an inviting setting for morning coffee or relaxing in the evening. The upper floor holds two generous bedrooms, each with its OWN ENSUITE BATHROOM, ensuring privacy and comfort for residents and guests alike. The primary bedroom includes a three-piece ensuite and DUAL WALK IN CLOSETS, providing ample storage and convenience. Contemporary finishes throughout the home enhance the overall sense of refinement. Additional features include upgraded LED lighting, zebra blinds for versatile light control, and rough-in for A/C to support year-round comfort. The intelligent floor plan maximizes space while maintaining a flow that suits both everyday living and entertaining. Situated close to parks, pathways, shopping, dining, and excellent schools, this property offers both a peaceful residential setting and quick access to downtown Calgary. Major routes are within easy reach, making commuting and weekend escapes equally convenient. This home includes an Alberta New Home Warranty and represents a rare opportunity to live in a vibrant community with access to some of Calgary's best amenities. Don't miss your chance to view this

property - head to the Showhome today!