



**501, 8155 8 Avenue SW  
Calgary, Alberta**

**MLS # A2303066**



**\$1,115,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey, Attached-Side by Side		
<b>Size:</b>	2,005 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Rear, Heated Garage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Street Lighting		

<b>Heating:</b>	High Efficiency, Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 295
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Brick, Cement Fiber Board	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Soaking Tub		

**Inclusions:** n/a

Welcome to #501 in the District Townhomes complex in West Springs, Calgary. This executive end-unit townhome. offers upscale living with premium finishes and exceptional outdoor space. The open-concept main floor is filled with natural light from the southwest-facing balcony and features wide-plank flooring, lofty ceilings, and a chef-style kitchen with full-height cabinetry, quartz countertops, gas range, built-in microwave, refrigerator, and a large island with breakfast bar. The spacious dining area opens to the balcony, while the living room is anchored by a sleek 50" electric fireplace. Upstairs, you'll find two large bedrooms, each with walk-in closets and private ensuite baths, plus convenient upper-floor laundry. The entry-level flex room&mdash;perfect for a home office or guest bedroom&mdash;is accessible from both the front entrance and the heated double garage. One of the few units in the development to include a private rooftop patio, offering 270&deg; views, including the mountains ...ideal for entertaining or enjoying sunset evenings. Located in a quiet, private setting, this townhome combines modern design with low-maintenance luxury living. Roughed-in for security, vacuflo, air conditioning and home networking. West District is a dynamic and trendy neighbourhood that offers a rich shopping and dining experience. Enjoy local shops, restaurants, grocery, fitness, and medical services. Featuring a focus on pedestrians, the main streets highlight twenty foot wide sidewalks complete with integrated walkway and bike paths. In the heart of West District is the central Radio Park featuring a recreation area with a basketball court, skatepark, amazing new playground, ice skating in the winter, summertime farmer&rsquo;s marekts and events, live concerts and festivals at the outdoor amphitheatre and much more. Located just 15 minutes from downtown Calgary, 5

minutes from top public and private schools, and 45 minutes to Canmore,