



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

8215 8 Avenue SW
Calgary, Alberta

MLS # A2210023



\$596,000

Division:	West Springs		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,451 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 210
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Open Floorplan, Quartz Counters		

Inclusions:	None
--------------------	------

Welcome to the Brand-New Emerson Townhouse by Trico Homes – Where Modern Design Meets Everyday Luxury! Step into this stunning 2-bedroom + den, 2.5-bathroom townhouse that blends contemporary style with thoughtful functionality. Located in the highly sought-after community of West Springs, this home features over \$13,000 in premium upgrades and is designed to impress. Inside, you'll find a spacious and well-planned layout, highlighted by double ensuites, each with dual vanities for added convenience and elegance. A versatile main-floor den offers the perfect space for a home office, gym, or guest room. The heart of the home is a gourmet kitchen, outfitted with fully upgraded appliances, sleek hardware, and striking modern fixtures that elevate the space. The open-concept design flows effortlessly into the dining and living areas, leading to a full-width balcony – ideal for entertaining or relaxing under the stars. Enjoy the durability and style of luxury vinyl plank flooring across all three levels, as well as a stylish powder room for guests. The tandem 2-car garage provides ample room for parking and storage. This home is move-in ready, complete with all appliances, window blinds, and A/C rough-in for future comfort. Nestled in West Springs, you'll love the convenient access to nearby parks, walking paths, shopping, dining, and top-rated public and private schools. With quick access to Stoney Trail, commuting is easy, and you're just minutes from WinSport Canada Olympic Park – perfect for winter skiing and year-round outdoor fun. Don't miss your chance to own this stylish and sophisticated townhouse – book your showing today!