# \$779,900 - 8149 8 Avenue Sw, Calgary

MLS® #A2262942

# \$779,900

3 Bedroom, 3.00 Bathroom, 1,840 sqft Residential on 0.00 Acres

West Springs, Calgary, Alberta

\*\*OPEN HOUSE SATURDAY OCT 25TH NOON - 2:00PM\*\* BEST PRICE IN THE DEVELOPMENT \*\* WELCOME TO 8149 8 AVENUE SW, an EXQUISITE TRUMAN-BUILT RESIDENCE that redefines MODERN SOPHISTICATION in the prestigious community of WEST SPRINGS. Offering OVER 1,800 SQ. FT. OF IMPECCABLY DESIGNED LIVING SPACE, this home perfectly blends TIMELESS ELEGANCE with THOUGHTFUL FUNCTIONALITY.

Step inside to a WELCOMING FOYER that immediately sets the tone for the home's REFINED INTERIORS. Just off the entrance, a VERSATILE PRIVATE OFFICE provides the perfect setting for professionals or students seeking a dedicated workspaceâ€"or it can easily serve as a THIRD BEDROOM.

The main living level showcases an OPEN-CONCEPT DESIGN where NATURAL LIGHT pours through EXPANSIVE WINDOWS, highlighting the seamless flow between the LIVING ROOM, DINING AREA, and CHEF-INSPIRED KITCHEN. The space is enhanced by WIDE PLANK LUXURY VINYL FLOORING THROUGHOUT, creating a SOPHISTICATED AND COHESIVE LOOK. Designed for both STYLE AND PERFORMANCE, the kitchen features CUSTOM CABINETRY, STRIKING QUARTZ COUNTERTOPS, and an IMPRESSIVE







LINEUP OF PREMIUM

APPLIANCESâ€"including a FULLY

PANELLED FISHER & PAYKEL 36" FRENCH

DOOR REFRIGERATOR WITH ACTIVE

SMART TECHNOLOGY, a GAS RANGE, a

BUILT-IN MICROWAVE, and a STAINLESS

STEEL DISHWASHER. A GENEROUS

CENTRAL ISLAND anchors the space,

providing AMPLE ROOM FOR CULINARY

CREATIVITY AND EFFORTLESS

ENTERTAINING.

From the dining area, step out to a PRIVATE BALCONYâ€"a SERENE RETREAT that includes an A/C ROUGH-IN, perfect for enjoying MORNING COFFEE OR EVENING RELAXATION.

Upstairs, discover TWO SPACIOUS DUAL PRIMARY BEDROOMS, each complete with its own PRIVATE ENSUITE for ULTIMATE COMFORT AND PRIVACY. The PRIMARY SUITE is a true sanctuary, showcasing LARGE WINDOWS and a SPA-INSPIRED FIVE-PIECE ENSUITE featuring a DEEP SOAKING TUB, DUAL VANITIES, and a GLASS-ENCLOSED 10M SHOWER.

The DOUBLE ATTACHED GARAGE is as polished as the interiors, boasting FRESHLY PAINTED WALLS and SLEEK EPOXY FLOORING, making it ideal for vehicles or ADDITIONAL STORAGE.

WEST SPRINGS stands as one of CALGARY'S MOST PRESTIGIOUS COMMUNITIES, offering an UNPARALLELED LIFESTYLE where ELEGANCE MEETS CONVENIENCE. Perfectly positioned along the CITY'S WESTERN EDGE, this coveted neighbourhood blends SOPHISTICATED LIVING with BREATHTAKING NATURAL SURROUNDINGS. MEANDERING

PATHWAYS, LUSH GREEN SPACES, and QUICK ACCESS TO THE MAJESTIC ROCKY MOUNTAINS create an idyllic setting for outdoor enthusiasts. Meanwhile, VIBRANT BOUTIQUE SHOPPING, FINE DINING, and PREMIUM AMENITIES are just moments from your doorstep. Known for its TOP-TIER SCHOOLS, SERENE AMBIANCE, and **EFFORTLESS CONNECTIVITY TO** DOWNTOWN VIA BOW TRAIL AND STONEY TRAIL, West Springs offers a REFINED YET RELAXED WAY OF LIFE, making it a PREMIER DESTINATION FOR THOSE WHO SEEK BOTH LUXURY AND LIVABILITY. \*\* SELLER WILL INCLUDE 6 MONTHS IN FREE CONDO FEES\*\*

Built in 2023

#### **Essential Information**

MLS® # A2262942 Price \$779,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,840 Acres 0.00 Year Built 2023

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

## **Community Information**

Address 8149 8 Avenue Sw

Subdivision West Springs

City Calgary
County Calgary
Province Alberta

Postal Code T3H 6H9

#### **Amenities**

Amenities Parking, Visitor Parking

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No

Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator,

Washer, Window Coverings

Heating Forced Air Cooling Rough-In

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric
Basement None

## **Exterior**

Exterior Features Balcony

Lot Description Street Lighting
Roof Asphalt Shingle
Construction Composite Siding
Foundation Poured Concrete

#### **Additional Information**

Date Listed October 8th, 2025

Days on Market 12 Zoning M-2

# **Listing Details**

Listing Office eXp Realty

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