



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8235 8TH Avenue #205, Calgary T3H 4C8**

MLS®#: **A2185647**

Area: **West Springs**

Listing Date: **01/20/25**

List Price: **\$607,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2025**

Finished Floor Area

Abv Sqft: **1,354**

Low Sqft:

Ttl Sqft: **1,354**

Lot Information

Lot Sz Ar: **131,986 sqft**

Lot Shape:

DOM

**2**

Layout

Beds: **2 (2 )**

Baths: **2.5 (2 1)**

Style: **3 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Street Lighting**

**Double Garage Attached,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

**Composite Siding,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Gas Cooktop,Humidifier,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer,Window Coverings**

Int Feat:

**No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Storage**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Furnace/Utility Room	Lower	3`2" x 12`5"	2pc Bathroom	Main	6`0" x 5`8"
Dining Room	Main	11`2" x 7`7"	Kitchen	Main	10`11" x 13`5"
Living Room	Main	15`1" x 15`5"	3pc Ensuite bath	Upper	5`3" x 8`6"
4pc Bathroom	Upper	7`5" x 5`4"	Bedroom	Upper	11`2" x 10`4"
Bedroom - Primary	Upper	11`4" x 10`8"			

Legal/Tax/Financial

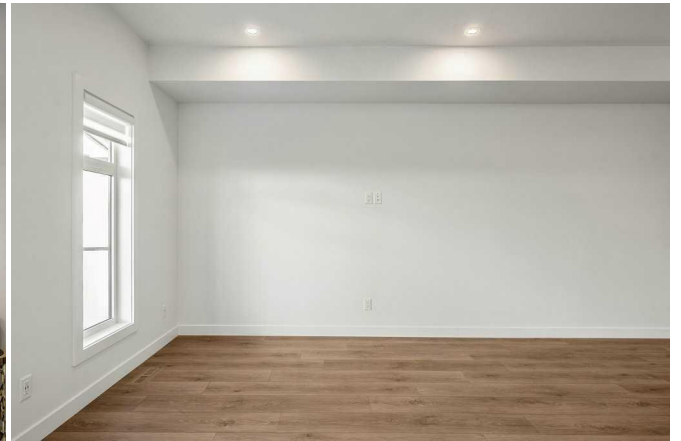
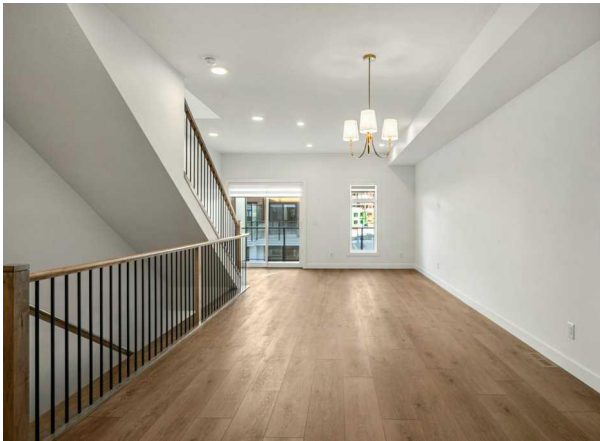
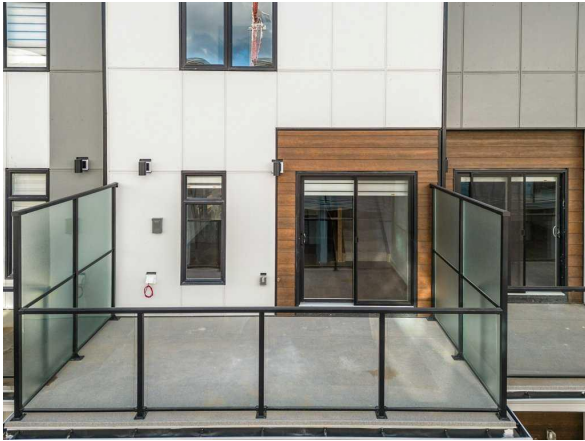
Condo Fee: <b>\$200</b>	Title: <b>Fee Simple</b>	Zoning: <b>0</b>
	Fee Freq: <b>Monthly</b>	
Legal Desc:	<b>0</b>	

Remarks

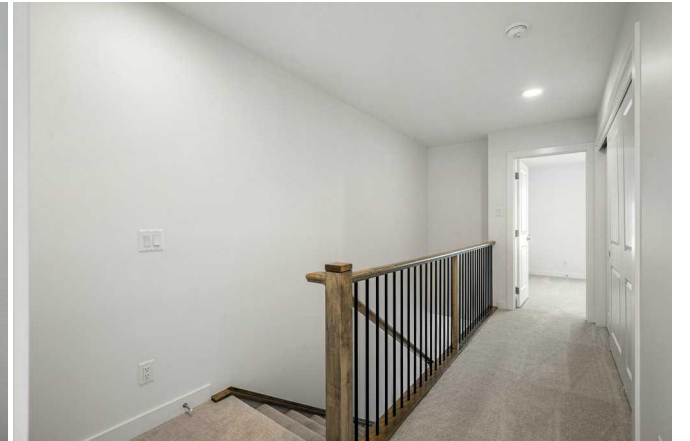
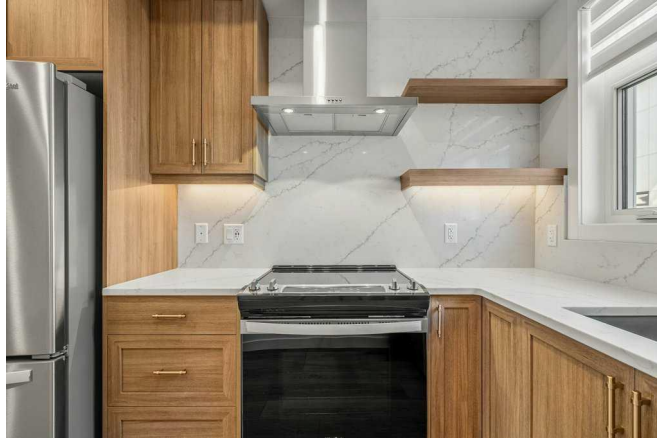
Pub Rmks: **Welcome to this stunning 2-bedroom, 2.5-bathroom home in the highly sought-after community of West Springs with Over 24K in Upgrades! This modern home offers a thoughtfully designed layout and stylish finishes throughout. Upon entering, you'll find the entry-level featuring a TANDEM GARAGE and charming entryway! Head upstairs to the main level, where you'll be greeted by beautiful brown LUXURY VINYL FLOORING that flows seamlessly through the kitchen, living, and dining areas. This level includes a convenient 2-piece bathroom. The kitchen is a true highlight, showcasing QUARTZ COUNTERTOPS, and backsplash, ample cabinetry for extra storage, and BRAND-NEW APPLIANCES, including a slide in electric range, built-in microwave, range hood, dishwasher, and refrigerator. The dining and living areas are open-concept, making it ideal for entertaining or relaxing. The dining room features an elegant light fixture, while the living room offers access to a private balcony. The balcony provides the perfect spot to enjoy the sunshine, complete with GLASS PRIVACY SCREENS ON EITHER SIDE, allowing natural light to fill the home. On the upper level, you'll find two generously sized bedrooms, both with cozy carpet flooring. The first bedroom features a large window and a walk-in closet with built-in METAL ORGANIZERS, making it a versatile space for a child's room, guest room, or additional office. The primary bedroom is a private retreat, offering TWO WALK-IN CLOSETS and a luxurious 3-piece ensuite bathroom with QUARTZ COUNTERTOPS and TILED flooring. This home is situated in West Springs, a family-friendly community known for its proximity to top-rated schools, including two elementary schools and a nearby high school. You'll enjoy easy access to a variety of shopping, dining, and recreational amenities. Commuting is a breeze with quick access to Stoney Trail and Sarcee Trail, and Calgary Olympic Park is just a short drive away for year-round outdoor activities. Don't miss the opportunity to make this incredible home yours.**

Inclusions: **None**  
 Property Listed By: **eXp Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

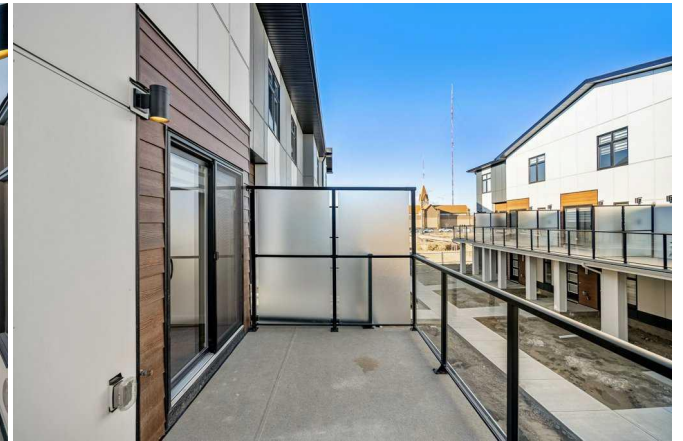










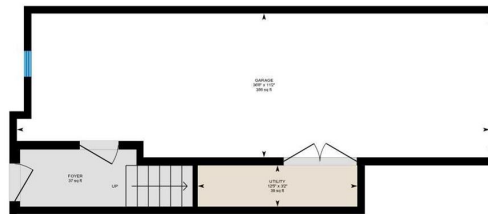






**205-8235 8 Ave SW, Calgary, AB**

Berry Floor  
 Exterior Area 133.48 sq ft  
 Interior Area 84.43 sq ft  
 Excluded Area 427.22 sq ft



0 3 6

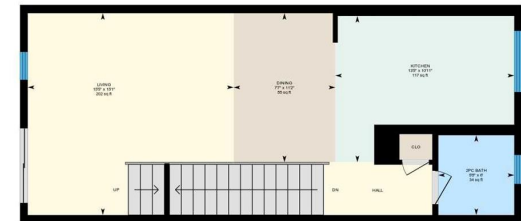
PREPARED: 20250117



White regions are excluded from total floor area in (B)USE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**205-8235 8 Ave SW, Calgary, AB**

Main Floor  
 Exterior Area 811.33 sq ft  
 Interior Area 548.93 sq ft



0 3 6

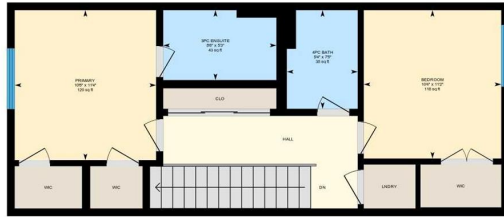
PREPARED: 20250117



White regions are excluded from total floor area in (B)USE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

205-8235 8 Ave SW, Calgary, AB

2nd Floor  
Exterior Area 609.96 sq ft  
Interior Area 547.64 sq ft



PREPARED: 2025/11/17



While legends are excluded from total floor area in RSUDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.