



THE
A-TEAM

**RE/MAX
FIRST**

8235 8TH Avenue #209, Calgary T3H 6H2

MLS® #: **A2185655** Area: **West Springs** Listing Date: **01/21/25** List Price: **\$759,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **131,986 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,907**
 Low Sqft:
 Ttl Sqft: **1,907**

DOM

9
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Corner Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Cedar,Composite Siding**
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Gas Cooktop,Humidifier,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer,Window Coverings**
 Int Feat: **Double Vanity,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|----------------------|-------|----------------|----------------|-------|---------------|
| Foyer | Lower | 7`7" x 7`3" | Office | Lower | 10`9" x 10`4" |
| Furnace/Utility Room | Lower | 8`8" x 4`8" | 2pc Bathroom | Main | 5`11" x 6`0" |
| Dining Room | Main | 12`4" x 10`4" | Kitchen | Main | 15`3" x 15`7" |
| Living Room | Main | 18`11" x 12`5" | 4pc Bathroom | Upper | 9`5" x 4`9" |
| 4pc Ensuite bath | Upper | 7`11" x 8`2" | Bedroom | Upper | 8`11" x 10`0" |
| Bedroom - Primary | Upper | 15`8" x 9`2" | Walk-In Closet | Upper | 6`5" x 9`3" |

Condo Fee:
\$290

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
0

Legal Desc: **0**

Remarks

Pub Rmks:

Welcome to this CORNER UNIT 3-bedroom, 2.5-bathroom and 1-den townhome in the desirable neighborhood of West Springs, featuring over \$22,000 in upgrades! Designed with modern living in mind, this home blends functionality and style to create the perfect space for your family. As you step inside, the entry-level welcomes you with a bright, flexible space ideal for a home office, extra living room or dining space. You'll also find direct access to the double garage, offering plenty of room for parking and organization. Upstairs, the main floor showcases an open-concept design with warm brown luxury vinyl plank flooring that ties the space together beautifully. The FULLY BUILT-IN KITCHEN is a standout feature, with quartz countertops, a coordinating backsplash, and ample cabinetry for all your storage needs. Equipped with brand-new, high-end appliances—including an electric built-in, built-in microwave, built-in refrigerator, range hood, and dishwasher and finished with a kitchen island—the kitchen is a chef's dream. The dining area, illuminated by a stylish light fixture, seamlessly connects to the living room, making it an inviting space for entertaining. Sliding doors open to a private balcony with glass privacy panels, where you can relax and soak up the sunshine. A modern 3-piece bathroom completes this level. Upon entering upstairs you're greeted to carpet flooring located all throughout the second level of this home. Upstairs you will find your 3 bedrooms. The first two bedrooms are located at the front of the house perfect for a children's room, extra office, or spare bedroom. The 4pc bathroom brings the second floor all together by featuring a under the sink cabinet perfect for ample storage. Head over to the primary bedroom located at the back of the home. Featuring a large window allowing the room to be bright and airy, an oversized walk-in closet with built-in closet organizers making storage easier. Head into your very own 4pc ensuite bathroom showcasing a large double vanity with quartz countertops, multiple storage cabinets, and tiled flooring. Don't miss your chance to own a part of west springs - west springs is a perfect family friendly community featuring lots of nearby shopping options, restaurants, and stores, along with 2 different schools with a designated close by highschool. West Springs is just seconds away from stoney trail and sarcee trail making downtown commuting easy. West springs is a short trip away from Calgary Olympic Park making it easy to enjoy the ski mountain all winter long. Don't miss your chance to call this place home - book your showing through the ShowingTime app today!

Inclusions:

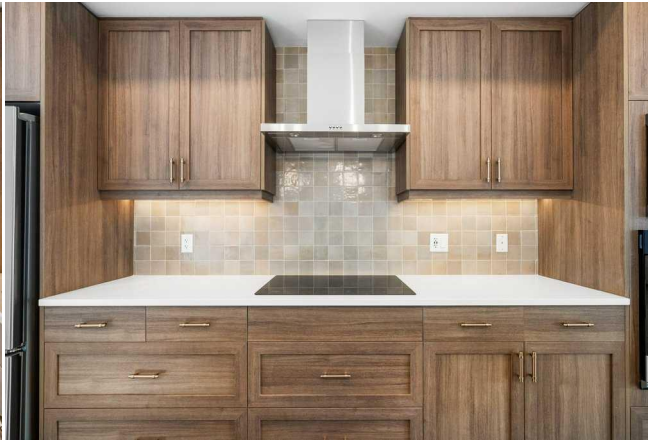
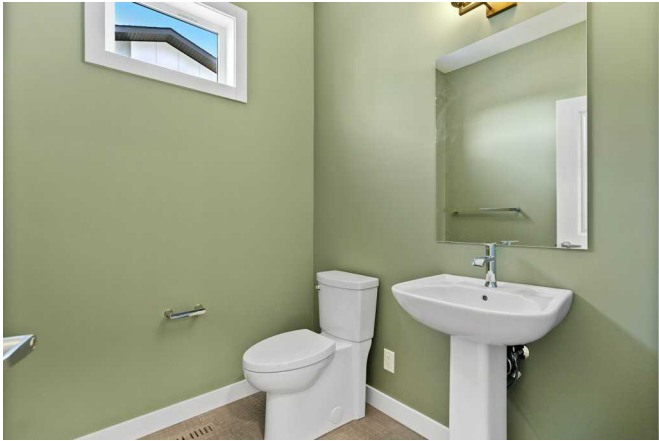
None available

Property Listed By:

eXp Realty

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













209-8235 8 Ave SW, Calgary, AB

Entry Floor Exterior Area 338.79 sq ft
Interior Area 284.82 sq ft
Excluded Area 432.40 sq ft

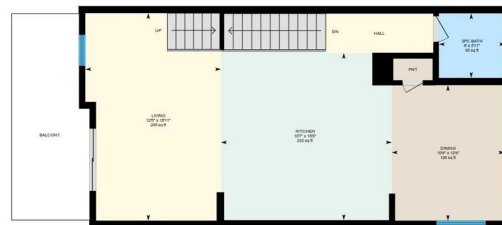


0 2 4 8
PREPARED: 20250117

White regions are excluded from total floor area in QS/DE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

209-8235 8 Ave SW, Calgary, AB

Main Floor Exterior Area 775.94 sq ft
Interior Area 710.97 sq ft

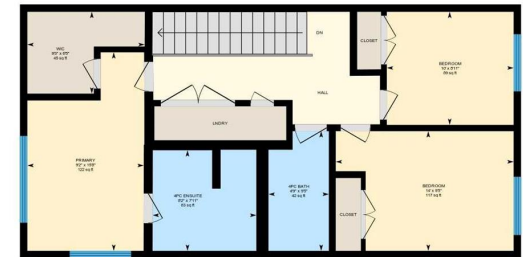


0 2 4 8
PREPARED: 20250117

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2nd Floor Exterior Area 788.02 sq ft
Interior Area 719.97 sq ft



0 2 4 8
PREPARED: 20250117

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