

\$799,900 - 412, 8155 8 Avenue Sw, Calgary

MLS® #A2197085

\$799,900

4 Bedroom, 3.00 Bathroom, 1,855 sqft
Residential on 0.00 Acres

West Springs, Calgary, Alberta

This brand-new, never-lived-in District Townhome by Truman is a stunning four-bedroom home in Calgary's sought-after West District. Overlooking Central Park, this thoughtfully designed three-level residence offers modern living with easy access to nearby shops, restaurants, and schools.

The upper floor features three spacious bedrooms, including a primary suite with a spa like ensuite, a convenient laundry area, and a separate four-piece bathroom. The main floor boasts an open-concept layout with premium appliances, wide plank laminate flooring, plush carpeting, and floor-to-ceiling TRUspace® cabinetry with high-end finishes. A versatile lower-level bedroom adds extra functionality to the home.

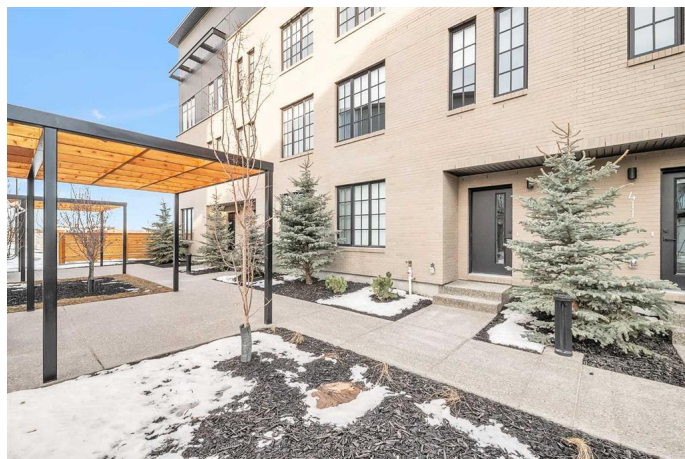
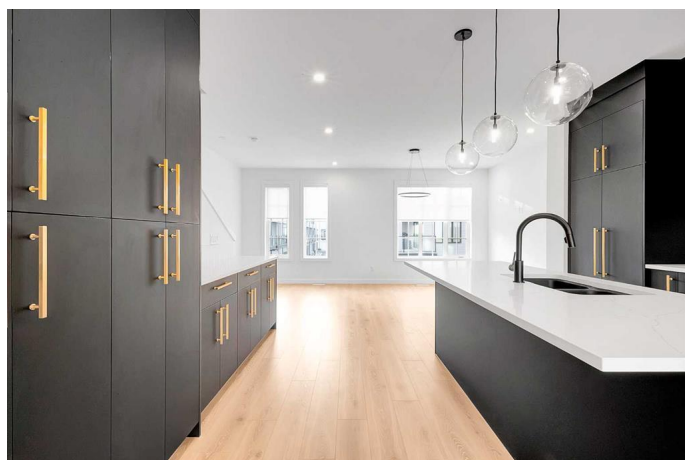
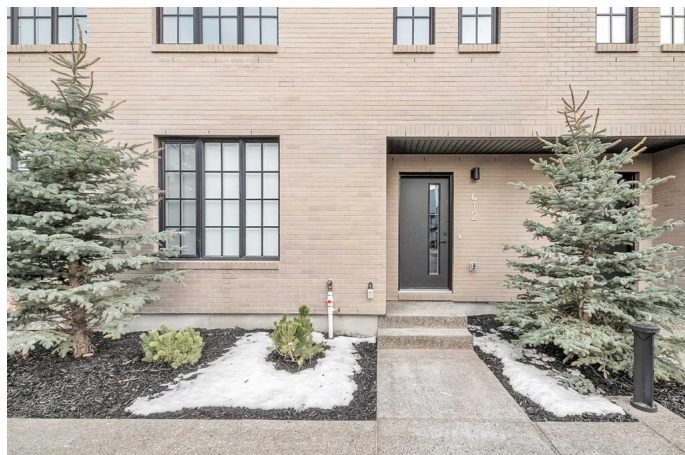
Additional highlights include a private double-car garage, roughed-in air conditioning for easy future installation, and an exterior crafted with full-bed brick and James Hardie siding. High-performance black aluminum-clad windows enhance both style and efficiency.

Built in 2024

Essential Information

MLS® # A2197085

Price \$799,900



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,855
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	412, 8155 8 Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3h6h9

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	Rough-In
Basement	None

Exterior

Exterior Features	None
Lot Description	Low Maintenance Landscape
Roof	Asphalt
Construction	Brick, Cement Fiber Board, Concrete, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed February 25th, 2025

Days on Market 51

Zoning M-G

Listing Details

Listing Office 2% Realty

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.