

\$795,000 - 8317 8 Avenue Sw, Calgary

MLS® #A2241975

\$795,000

3 Bedroom, 3.00 Bathroom, 1,933 sqft

Residential on 3.03 Acres

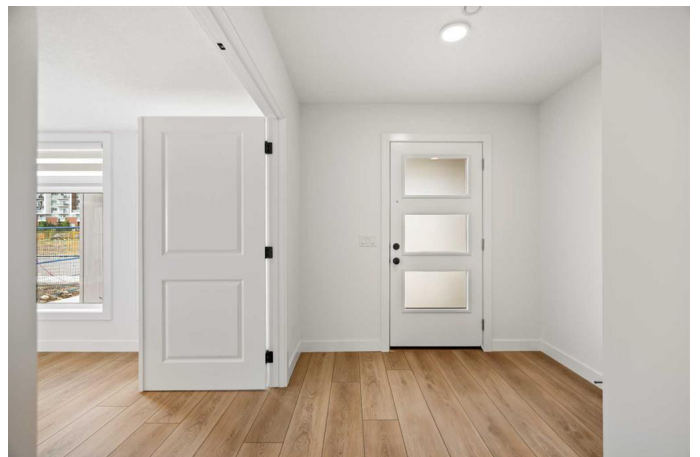
West Springs, Calgary, Alberta

*OPEN HOUSE SATURDAY AND SUNDAY
FROM 2-4PM* PLEASE VISIT THE
SHOWHOME FOR ACCESS " 823 81st
Street SW

Welcome to this beautifully upgraded
3-bedroom, 2.5-bathroom townhome located in
the highly desirable community of West
Springs. With over \$41,000 in upgrades, this
home has been thoughtfully designed to
combine modern style with everyday
functionality"perfect for today's busy
lifestyle.

Upon entering, you're welcomed by a bright
and versatile flex space on the entry level that
can serve as a home office, gym, or additional
living area. This level also provides direct
access to the double attached garage, offering
plenty of room for both parking and storage.

Upstairs, the main living area features an
open-concept layout enhanced by luxury vinyl
plank flooring that runs throughout. The
kitchen is fully upgraded with quartz
countertops, a tile backsplash, ample
cabinetry, and brand-new, premium
appliances. A large island adds extra prep
space, making this kitchen ideal for cooking
and entertaining. From here, sliding glass
doors open onto a private balcony complete
with glass privacy panels"a perfect place to
unwind outdoors. A stylish 2-piece bathroom
completes this level.



On the upper floor, two secondary bedrooms are situated at the back of the home—ideal for children, guests, or a quiet home office. A 3-piece bathroom with under-sink storage adds both convenience and thoughtful design. The primary bedroom offers a bright and relaxing retreat with a large window, oversized walk-in closet with built-in organizers, and a spacious 4-piece ensuite that includes double sinks with quartz countertops, plenty of cabinet storage, and tiled flooring.

Located in one of Calgary’s most family-friendly neighborhoods, West Springs offers a wide range of nearby amenities including shopping, dining, schools, and green spaces. A designated high school is just minutes away, and quick access to Stoney Trail and Sarcee Trail ensures an easy commute downtown. For outdoor enthusiasts, Canada Olympic Park is just a short drive away for skiing and winter fun.

Don’t miss your opportunity to own a stylish and well-appointed home in one of Calgary’s most sought-after communities. Visit the Showhome for more information and details!

Built in 2025

Essential Information

MLS® #	A2241975
Price	\$795,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,933
Acres	3.03
Year Built	2025

Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	8317 8 Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4C6

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Rough-In
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Street Lighting
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 23rd, 2025
Days on Market	9
Zoning	M-G

Listing Details

Listing Office eXp 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.