

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

MLS® #A2241975

\$795,000

3 Bedroom, 3.00 Bathroom, 1,933 sqft

Residential on 3.03 Acres

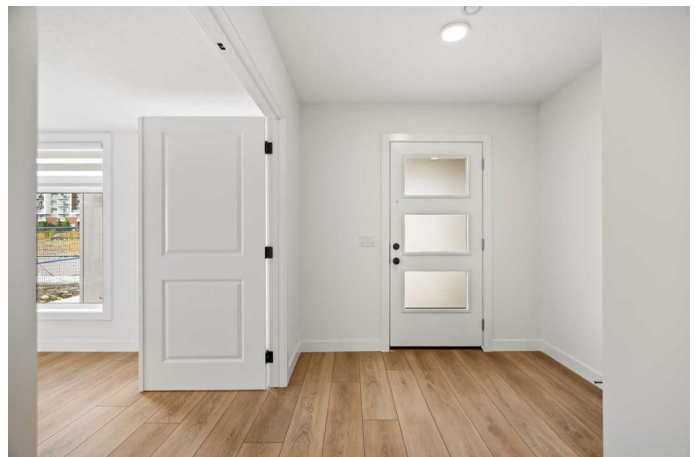
West Springs, Calgary, Alberta

***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 functionalityâ€”perfect for todayâ€™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 panelsâ€”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	4
Zoning	M-G

Listing Details

Listing Office eXp Realty

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