



GRASSROOTS
REALTY GROUP

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208, 8155 8 Avenue SW
Calgary, Alberta

MLS # A2286107



\$829,900

Division:	West Springs		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,870 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Other		

Heating: Forced Air, Natural Gas

Floors: Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: None

Exterior: Brick, Composite Siding, See Remarks

Foundation: See Remarks

Features: Built-in Features, High Ceilings, Kitchen Island, Quartz Counters

Water: -

Sewer: -

Condo Fee: \$ 293

LLD: -

Zoning: M-G

Utilities: -

Inclusions: None

Welcome to District Townhomes in West Springs, where modern luxury meets everyday convenience in one of Calgary's most desirable Westside communities. Built by Truman Homes, this stylish 3-storey, 3-bedroom, 2.5-bathroom townhome is thoughtfully designed for today's lifestyle—clean lines, smart function, premium LVP flooring, roller-shade window coverings throughout and elevated finishes throughout. The entry level offers a flexible den/home office, plus a utility area, extra storage, and direct access to the attached double garage—perfect for commuting, working from home, or keeping life organized. Upstairs, the bright and airy main living level impresses with 9-foot ceilings, wide-plank luxury vinyl flooring, and an open-concept layout made for entertaining. The chef-inspired kitchen is the centerpiece, featuring full-height cabinetry with soft-close doors, quartz countertops, elegant gold accents, a gas range, built-in refrigerator, built-in microwave, and a massive quartz island with generous seating for casual meals or hosting friends. Step outside to your large private deck—ideal for morning coffee, summer BBQs, or unwinding at the end of the day. The upper level features three well-planned bedrooms, including a standout primary retreat with a walk-in closet and a private 4-piece ensuite with dual vanities. You'll also love the convenience of upper-floor laundry right where you need it. Perfectly located just minutes to West 85th, Radio-Park, Aspen Landing, top-rated schools, playgrounds, boutique fitness, grocery stores, cafes, and some of Calgary's best dining—plus quick access to Stoney Trail and Bow Trail for an easy downtown commute or a fast escape to the mountains. A move-in ready West Springs townhome with high-end finishes, a double garage, and a prime location—this is the

one you've been waiting for. **Some images have been virtually/digitally staged to illustrate possible furnishings and layout.