



8161 8 Avenue SW
Calgary, Alberta

MLS # A2312932



\$799,000

Division:	West Springs		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,848 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Other		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Walk-In Closet(s)		

Inclusions: Murphey Bed and Built-ins

*** SELLER IS OFFERING TO PAY FIRST YEAR OF CONDO FEES *** Open House: Sunday, June 14th 1-3pm ** Welcome to 8161 8 Avenue SW in the community of West Springs. This 4 bedroom, 3 bathroom townhome is tastefully designed with modern finishes, functional upgrades, and a layout that balances style and comfort. Step inside to discover 9 ft ceilings, wide plank laminate flooring, and integrated LED lighting throughout. The chef's kitchen is equipped with quartz countertops, a paneled fridge, gas range stove, and soft-close cabinetry with smart storage solutions. The living area features a 50-inch electric fireplace and opens onto a private balcony, creating the perfect space for both entertaining and relaxing. Custom details enhance the home, including a Murphy bed, custom drapes, premium Delta plumbing fixtures, and an A/C unit for year-round comfort. Environmentally friendly touches include WaterSense-certified fixtures and toilets. Over \$50,000 has been invested in California Closets, bringing exceptional storage and organization to every corner of the home. With its large hallways and thoughtfully planned design, this home feels bright, open, and inviting. Perfectly located with views of Radio Park and just minutes to West 85th, 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 commute. NOTABLE RESTAURANTS: Mercato West | UNA Pizza and Wine | Vin Room West | Blowers & Grafton | PZA Parlour | Brekkie NEARBY SCHOOLS: West Springs School | West Ridge School | St. Joan of Arc | Webber Academy | First Steps Academy RECREATION & LIFESTYLE: West Springs Park | Westside Recreation Centre | Orangetheory Fitness | F45 | WinSport / Canada

Olympic Park | Calgary Farmers' Market West | Quick access to Highway 1 for trips to the mountains