



GRASSROOTS
REALTY GROUP

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108, 8235 8 Avenue SW
Calgary, Alberta

MLS # A2320899



\$639,900

Division:	West Springs		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,563 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 225
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to this beautifully appointed end-unit townhome in the vibrant West 83 community, where contemporary design, abundant natural light, and an exceptional location come together to create the perfect urban retreat. Offering over 1,500 square feet of thoughtfully designed living space, this bright south-facing rare-to-find Granville end unit model enjoys the added privacy of only one attached neighbour and natural light from extra side windows. The ground level features a private enclosed flex space that adapts effortlessly to your lifestyle - whether you're working from home, creating a fitness area, setting up a media room, or accommodating overnight guests. Upstairs, the main living area is bright, open, and designed for both everyday comfort and effortless entertaining. Luxury vinyl plank flooring spans the living and kitchen areas, while oversized windows, upgraded lighting, and contemporary finishes create a warm and inviting atmosphere. At the heart of the home is a beautifully upgraded kitchen featuring quartz countertops, enhanced cabinetry, premium appliances including a gas range, and stylish modern details throughout. The adjacent dining and living areas flow seamlessly to the spacious balcony, complete with a gas hookup for summer BBQs and outdoor gatherings. The upper level offers two well-appointed bedrooms, for optimal privacy and flexibility. Each generously sized bedroom is complemented by its own full bathroom, while the master bedroom is further enhanced with dual walk-in closets and a well-appointed four-piece ensuite. Additional upgrades include custom zebra blinds throughout, four additional flush-mounted LED fixtures in the great room. Alberta New Home Warranty provides added peace of mind for years to come. Perfectly situated in one of Calgary's most desirable west-side neighbourhoods, you'll enjoy a truly

walkable lifestyle with Sobeys, restaurants, cafés, parks, and everyday amenities just steps from your front door. Families will appreciate proximity to excellent public and private schools, while outdoor enthusiasts will love the quick access to pathways, WinSport, and the Rocky Mountains. Downtown Calgary is only 15 minutes away, offering the perfect balance between city convenience and weekend adventure. Modern, bright, and exceptionally well-designed, this move-in-ready home offers a rare opportunity to enjoy low-maintenance living without sacrificing style, comfort, or location.