



GRASSROOTS
REALTY GROUP

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414, 8235 8 Avenue SW
Calgary, Alberta

MLS # A2338132



\$591,200

Division:	West Springs		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,418 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 225
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		
Inclusions:	None		

Welcome to #414, 8235 8 Avenue SW, a stylish 2-BEDROOM, 2.5-BATHROOM home in the highly desirable community of West Springs, offering contemporary finishes, a functional layout, and OVER \$11,500 IN UPGRADES INCLUDED IN THE PRICE. OVERSIZED WINDOWS fill the home with natural light, while the attached TANDEM 2-CAR GARAGE provides secure parking and additional convenience. The open-concept main level is designed for comfortable everyday living and entertaining. The modern kitchen features QUARTZ COUNTERTOPS THROUGHOUT and a spacious PENINSULA offering additional prep space, storage, and casual seating. The kitchen flows seamlessly into the dining and living areas, creating a bright and welcoming gathering space. ALL WINDOW COVERINGS are included. Step outside onto the OVERSIZED NORTH-FACING BALCONY, an inviting extension of the living space with plenty of room to relax or entertain. A GAS LINE TO THE BALCONY makes summer barbecuing easy, while an AIR CONDITIONING ROUGH-IN provides the option to add central air for additional comfort. Upstairs, both bedrooms offer excellent privacy, with EACH BEDROOM FEATURING ITS OWN PRIVATE ENSUITE. This thoughtful dual-ensuite layout is ideal for couples, roommates, guests, or professionals looking for flexible living arrangements. A convenient half bathroom on the main level completes the home. Living in West Springs places you in one of Calgary's most sought-after west-side communities, surrounded by restaurants, cafés, shopping, parks, pathways, and everyday amenities. Enjoy convenient access to major roadways, an easy commute downtown, and a quick escape west toward the Rocky Mountains. This is your opportunity to enjoy modern, low-maintenance living in a community that keeps everything you

need close to home. Visit the Showhome today for more information!