

# \$1,149,900 - 501, 8155 8 Avenue Sw, Calgary

MLS® #A2238370

**\$1,149,900**

3 Bedroom, 3.00 Bathroom, 2,005 sqft  
Residential on 0.00 Acres

West Springs, Calgary, Alberta

Brand new and never occupied, this executive end-unit townhome in the District Townhomes by Truman offers upscale living with premium finishes and exceptional outdoor space. The open-concept main floor is filled with natural light from the southwest-facing balcony and features wide-plank flooring, lofty ceilings, and a chef-style kitchen with full-height cabinetry, quartz countertops, gas range, built-in microwave, refrigerator, and a large island with breakfast bar. The spacious dining area opens to the balcony, while the living room is anchored by a sleek 50" electric fireplace. Upstairs, you'll find two large bedrooms, each with walk-in closets and private ensuite baths, plus convenient upper-floor laundry. The entry-level flex room—perfect for a home office or guest bedroom—is accessible from both the front entrance and the heated double garage. One of the few units in the development to include a private rooftop patio, this home offers 270° views—ideal for entertaining or enjoying sunset evenings. Located in a quiet, private setting, this townhome combines modern design with low-maintenance luxury living. Roughed-in for security, vacuflo, air conditioning and home networking. West District is a dynamic and trendy neighbourhood that offers a rich shopping and dining experience. Enjoy local shops, restaurants, grocery, fitness, and medical services. Featuring a focus on pedestrians, the main streets highlight twenty foot wide sidewalks complete with integrated



walkway and bike paths. In the heart of West District is the central Radio Park featuring a recreation area with a basketball court, skatepark, amazing new playground, ice skating in the winter, summertime farmer's markets and events, live concerts and festivals at the outdoor amphitheatre and much more. Located just 15 minutes from downtown Calgary, 5 minutes from top public and private schools, and 45 minutes to Canmore,

Built in 2025

### Essential Information

MLS® #	A2238370
Price	\$1,149,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,005
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey, Side by Side
Status	Active

### Community Information

Address	501, 8155 8 Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6H9

### Amenities

Amenities	Parking, Playground, Recreation Facilities, Snow Removal, Visitor Parking
Parking Spaces	2

Parking	Double Garage Attached, Garage Faces Rear, Heated Garage
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Soaking Tub
Appliances	Built-In Refrigerator, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Washer
Heating	High Efficiency, Forced Air, Humidity Control, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Insert
Basement	None

### **Exterior**

Exterior Features	Balcony
Lot Description	Corner Lot, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Aluminum Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 15th, 2025
Days on Market	106
Zoning	M-G

### **Listing Details**

Listing Office	Real Broker
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