

# \$900,000 - 8161 8 Avenue Sw, Calgary

MLS® #A2257907

**\$900,000**

4 Bedroom, 3.00 Bathroom, 1,848 sqft

Residential on 0.00 Acres

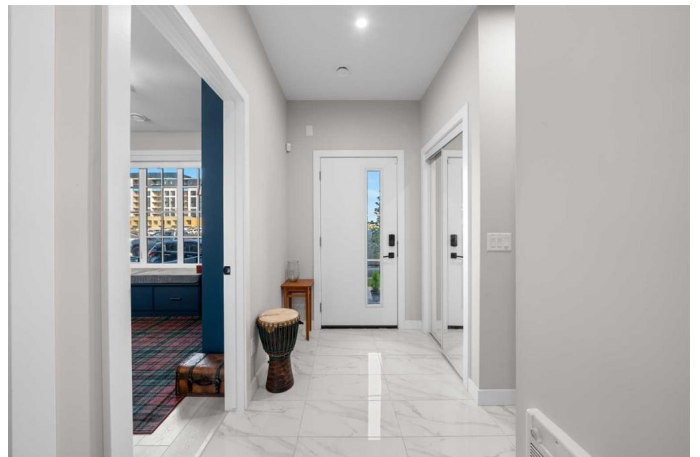
West Springs, Calgary, Alberta

**\*\* Open House: Saturday, November 8th 12-2pm \*\*** 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. The location adds to its appeal with views of the new park in west district, schools are just 5 minutes away, trendy coffee shops and cafes only 2 minutes



from your door, and parks and walking paths are just steps away.

Built in 2023

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2257907      |
| Price          | \$900,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,848         |
| Acres          | 0.00          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 8161 8 Avenue Sw |
| Subdivision | West Springs     |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T3H 6H9          |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Parking                |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, Closet Organizers, Walk-In Closet(s)                             |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Gas Stove |
| Heating           | Forced Air                                                                                         |

|                 |             |
|-----------------|-------------|
| Cooling         | Central Air |
| Fireplace       | Yes         |
| # of Fireplaces | 1           |
| Fireplaces      | Electric    |
| Basement        | None        |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony                             |
| Lot Description   | Landscaped, Other                   |
| Roof              | Asphalt Shingle                     |
| Construction      | Brick, Composite Siding, Wood Frame |
| Foundation        | Poured Concrete                     |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 47                   |
| Zoning         | M-2                  |
| HOA Fees       | 367                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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