

\$596,000 - 8215 8 Avenue Sw, Calgary

MLS® #A2210023

\$596,000

2 Bedroom, 3.00 Bathroom, 1,451 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Welcome to the Brand-New Emerson Townhouse by Trico Homes â€” Where Modern Design Meets Everyday Luxury! Step into this stunning 2-bedroom + den, 2.5-bathroom townhouse that blends contemporary style with thoughtful functionality. Located in the highly sought-after community of West Springs, this home features over \$13,000 in premium upgrades and is designed to impress. Inside, you'll find a spacious and well-planned layout, highlighted by double ensuites, each with dual vanities for added convenience and elegance. A versatile main-floor den offers the perfect space for a home office, gym, or guest room. The heart of the home is a gourmet kitchen, outfitted with fully upgraded appliances, sleek hardware, and striking modern fixtures that elevate the space. The open-concept design flows effortlessly into the dining and living areas, leading to a full-width balcony â€” ideal for entertaining or relaxing under the stars. Enjoy the durability and style of luxury vinyl plank flooring across all three levels, as well as a stylish powder room for guests. The tandem 2-car garage provides ample room for parking and storage. This home is move-in ready, complete with all appliances, window blinds, and A/C rough-in for future comfort. Nestled in West Springs, youâ€™ll love the convenient access to nearby parks, walking paths, shopping, dining, and top-rated public and private schools. With quick access to Stoney Trail, commuting is easy, and youâ€™re just



minutes from WinSport Canada Olympic Park
â€“ perfect for winter skiing and year-round
outdoor fun. Donâ€™t miss your chance to
own this stylish and sophisticated townhouse
â€“ book your showing today!

Built in 2025

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2210023 |
| Price | \$596,000 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,451 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 8215 8 Avenue Sw |
| Subdivision | West Springs |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H 6H2 |

Amenities

| | |
|----------------|--------------------------|
| Amenities | Parking, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Open Floorplan, Quartz Counters |
|-------------------|--|

| | |
|------------|---|
| Appliances | Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Basement | None |

Exterior

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

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 8th, 2025 |
| Days on Market | 11 |
| Zoning | M-G |

Listing Details

| | |
|----------------|-----------------|
| Listing Office | TrustPro Realty |
|----------------|-----------------|

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