

# \$614,900 - 8331 8 Avenue Sw, Calgary

MLS® #A2262501

**\$614,900**

2 Bedroom, 3.00 Bathroom, 1,568 sqft

Residential on 0.02 Acres

West Springs, Calgary, Alberta

\*\*\*Open House Saturday from 2pm to 4pm\*\*\*

Welcome to 8331 8 Avenue SW, an exceptional Granville model townhome offering over 1,360 sq ft of contemporary living in the highly sought-after West 83 community.

Designed with a perfect balance of comfort, sophistication, and functionality, this residence showcases a modern Spanish Modern colour palette and an open, light-filled layout ideal for today's lifestyle.

The entry level features a closed flex room—a versatile space perfect for a private home office, workout room, or cozy media lounge. Upstairs, the bright and airy main floor welcomes you with an expansive open-concept layout, elevated by upgraded cabinetry, sleek quartz countertops, and a gas line to the deck, ideal for outdoor grilling and entertaining. The kitchen's contemporary design blends clean lines and premium finishes, complemented by upgraded four flush-mounted LED lights in the great room that create a warm, inviting ambiance.

Both the kitchen and bathrooms feature enhanced cabinetry for a refined touch, while zebra blinds throughout add modern style and practical light control. A/C rough-ins provide easy future installation for year-round comfort.

The thoughtful floor plan maximizes functionality and flow, offering space for both relaxing and entertaining in equal measure.

Upstairs, the home offers two well-appointed bedrooms, each with access to their own full bathrooms for optimal privacy and



convenience. The primary suite features a three-piece ensuite and dual walk-in closets, combining luxury and practicality. Ideally located just steps from Sobeys, Radio Park, restaurants, and boutique shops, West 83 provides a walkable, connected lifestyle. Youâ€™re also only 15 minutes to downtown Calgary and about 45 minutes to the Rocky Mountains, making this the perfect home for those who crave both urban convenience and outdoor adventure. With its premium finishes, smart design, and unbeatable location, 8331 8 Avenue SW delivers a low-maintenance lifestyle without compromiseâ€”perfect for professionals, couples, or anyone seeking modern west-side living at its finest. Includes Alberta New Home Warranty.

Built in 2025

**Essential Information**

MLS® #	A2262501
Price	\$614,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,568
Acres	0.02
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	8331 8 Avenue Sw
Subdivision	West Springs
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3H 6M8

### Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Double Vanity, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Rough-In
Basement	None

### Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Street Lighting
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	October 7th, 2025
Days on Market	1
Zoning	M-G

### Listing Details

Listing Office	eXp Realty
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