

\$615,000 - 8313 8 Avenue Sw, Calgary

MLS® #A2241962

\$615,000

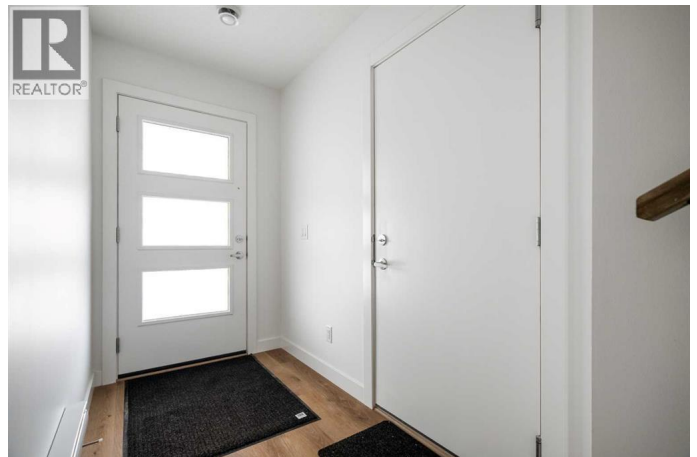
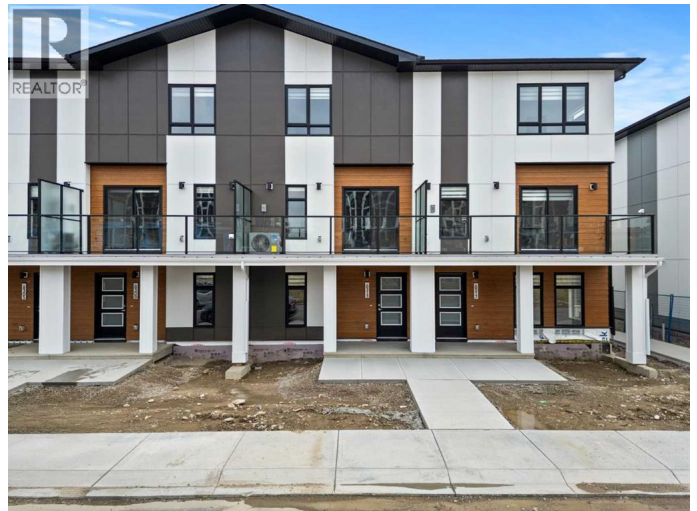
2 Bedroom, 3.00 Bathroom, 1,424 sqft

Single Family on 0.02 Acres

West Springs, Calgary, Alberta

Open House Saturday from 2pm to 4pm

PLEASE VISIT THE SHOWHOME FOR ACCESS – 823 81st Street SW Welcome to the Granville townhouse by Trico Homes, a beautifully designed 2-bedroom, 2.5-bathroom home located in the highly sought-after community of West Springs. This modern residence includes \$15,000 in upgrades already built into the price, offering both style and functionality in a vibrant, convenient location. As you step inside, a 2-piece bathroom is located just off the main entrance, providing convenience for guests and everyday use. The EXTENDED kitchen and UPGRADED island is a standout feature with sleek new cabinetry, a built-in microwave, and high-quality stainless steel appliances. The open-concept layout seamlessly connects the kitchen to the dining and living areas, creating a warm and flexible space for entertaining or relaxing. Large windows throughout the main floor allow natural light to pour in, and the living room opens directly onto a private balcony – perfect for enjoying your morning coffee or winding down in the evening. Upstairs, you’ll find two generously sized bedrooms. The secondary bedroom includes its own 3-piece ensuite and is ideal as a guest room, home office, or space for family. The primary bedroom offers a peaceful retreat, complete with two large windows, a spacious layout, and a 4-piece ensuite bathroom. Additional storage is thoughtfully integrated to keep your living



space organized and functional.Situated in West Springs, residents enjoy easy access to parks, walking trails, shopping, and dining options. Proximity to Stoney Trail ensures a quick and convenient commute to downtown Calgary, and Canada Olympic Park is just a short drive away for year-round outdoor recreation.Donâ€™t miss your chance to own this stylish and well-appointed townhouse in one of Calgaryâ€™s most desirable communities.Visit the Showhome today for more information! (id:6289)

Built in 2025

Essential Information

Listing #	A2241962
Price	\$615,000
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,424
Acres	0.02
Year Built	2025
Type	Single Family
Sub-Type	Bare Land Condo

Community Information

Address	8313 8 Avenue Sw
Subdivision	West Springs
City	Calgary
Province	Alberta
Postal Code	T3H4C6

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Gas BBQ Hookup, Parking
Parking Spaces	2
Parking	Attached Garage, Tandem
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Microwave, Hood Fan
Heating	Forced air
Cooling	Central air conditioning
# of Stories	3

Exterior

Exterior	Composite Siding
Foundation	Poured Concrete

Listing Details

Listing Office eXp Realty



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Listing information last updated on October 15th, 2025 at 2:01pm CDT