

# \$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 farmerâ€™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          | Side by Side, 3 Storey |
| 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, Heated Garage, Garage Faces Rear |
| # of Garages | 2                                                        |

## Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Soaking Tub, Quartz Counters |
| Appliances        | Built-In Refrigerator, Dishwasher, Dryer, Microwave, Range Hood, Washer, Gas Range                               |
| Heating           | Forced Air, Natural Gas, High Efficiency, Humidity Control                                                       |
| 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, Aluminum Siding, Cement Fiber Board |
| Foundation        | Poured Concrete                            |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 73              |
| Zoning         | M-G             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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