

\$849,900 - 8149 8 Avenue Sw, Calgary

MLS® #A2251334

\$849,900

2 Bedroom, 3.00 Bathroom, 1,840 sqft

Residential on 0.00 Acres

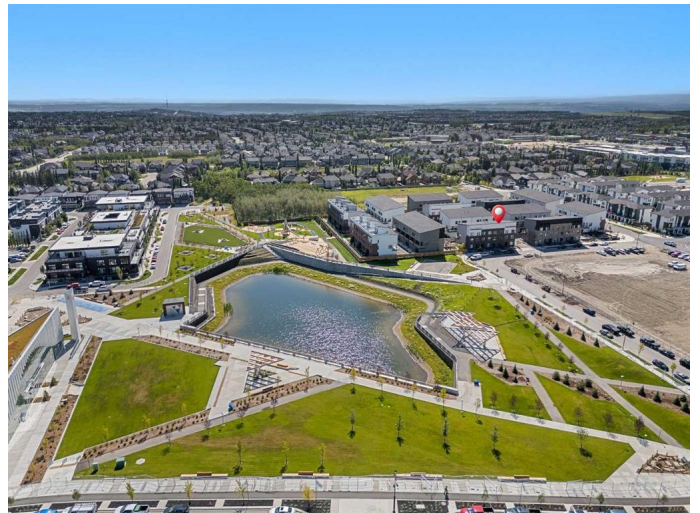
West Springs, Calgary, Alberta

Welcome to 8149 8 Avenue SW, an exquisite Truman-built residence that redefines modern sophistication in the prestigious community of West Springs. Offering over 1,800 sq. ft. of impeccably designed living space, this home blends timeless elegance with thoughtful functionality.

Step inside to a welcoming foyer that sets the tone for the home's™s REFINED INTERIORS. Just off the entrance, a versatile private office provides the perfect setting for professionals or students seeking a dedicated workspace.

The main living level is an open-concept masterpiece where natural light pours through expansive windows, highlighting the seamless flow between the living room, dining area, and chef-inspired kitchen, all enhanced by WIDE PLANK LUXURY VINYL FLOORING throughout for a sophisticated, cohesive look. Designed for both style and performance, the kitchen offers custom cabinetry, striking quartz countertops, and an impressive lineup of PREMIUM APPLIANCES—including a fully panelled Fisher & Paykel 36" French door refrigerator with Active Smart technology, a gas range, built-in microwave, and a stainless steel dishwasher. A generous central island anchors the space, offering ample room for culinary creativity and effortless entertaining.

Step out from the dining area to a private



balconyâ€”a serene retreat prepped with an A/C ROUGH-IN, perfect for morning coffee or evening relaxation.

Upstairs, discover two spacious DUAL PRIMARY BEDROOMS, each graced with its own private ensuite for ultimate comfort and privacy. The primary suite is a true sanctuary, featuring large windows and a spa-inspired five-piece ensuite with a deep soaking tub, dual vanities, and a glass-enclosed 10M shower.

The double attached garage is as polished as the interiors, finished with FRESHLY PAINTED WALLS and sleek EPOXY FLOORINGâ€”ideal for vehicles or additional storage.

West Springs stands as one of Calgaryâ€™s most prestigious communities, offering an unparalleled lifestyle where elegance meets convenience. Perfectly positioned along the cityâ€™s western edge, this coveted neighbourhood blends sophisticated living with breathtaking natural surroundings. Meandering pathways, lush green spaces, and quick access to the majestic Rocky Mountains create an idyllic setting for outdoor enthusiasts, while vibrant boutique shopping, fine dining, and premium amenities are just moments from your doorstep. Renowned for its top-tier schools, serene ambiance, and effortless connectivity to downtown via Bow Trail and Stoney Trail, West Springs delivers a refined yet relaxed way of lifeâ€”making it a premier destination for those who seek both luxury and livability.

Built in 2023

Essential Information

MLS® #	A2251334
Price	\$849,900

Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,840
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	8149 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, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

Exterior

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

Additional Information

Date Listed	September 8th, 2025
Zoning	M-2

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.