

# \$625,000 - 110, 8235 8 Avenue, Calgary

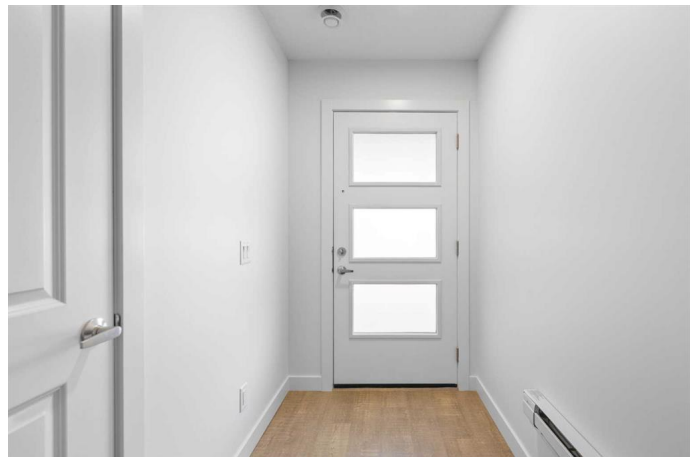
MLS® #A2184673

**\$625,000**

2 Bedroom, 3.00 Bathroom, 1,400 sqft  
Residential on 0.00 Acres

West Springs, Calgary, Alberta

Huge price adjustment! 15k off! Open house March 1st/2025 from 2pm-4pm!!! Welcome to the EMERSON townhouse by Trico Homes, a stunning 2-bedroom plus a Den, 2.5-bathroom residence featuring a main-floor den and a tandem car garage, nestled in the heart of West Springs. This contemporary home has a lot of luxurious upgrades, making it a must-see. Upon entering, youâ€™™ find a good size den area on the first level, you can make it as your home office or small guest room. going up to the second floor, you will find a convenient 2-piece bathroom . Adjacent to it, the modern kitchen impresses with ample cabinetry, a built-in microwave, and stainless steel appliances, including a refrigerator and dishwasher. The open-concept design seamlessly connects the kitchen, dining, and living areas, creating an inviting space perfect for both relaxation and entertaining. Large windows fill the room with natural light, and the living area opens onto a spacious private huge balcony. The third floor features two generously sized master bedrooms. One bedroom is ideal as a guest room with a large window that invites plenty of natural light. A stylish 3 piece bathroom with quartz countertops. The primary bedroom provides a serene retreat, enhanced by a large windows and a luxurious 4-piece ensuite with his & her walk-in closer, perfectly blending comfort and functionality. This home is future-ready with A/C rough-in and comes complete with all appliances and included blinds, making it



move-in ready.

this great brand new townhouse Located in the sought-after community of West Springs, you'll enjoy the perfect balance of convenience and scenic mountain views. Nearby amenities include parks, walking paths, shopping centers, restaurants and highly rated public and private schools. , With quick access to Stoney Trail, commuting is a breeze. Additionally, you're just minutes from Calgary's Olympic Plaza, where you can enjoy outdoor activities like skiing in the winter months. Don't wait to call this exceptional townhouse in West Springs your new home. Schedule your showing today!

Built in 2024

### Essential Information

MLS® #	A2184673
Price	\$625,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,400
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address 110, 8235 8 Avenue

Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H6H2

### **Amenities**

Amenities	Parking, Visitor Parking, Garbage Chute
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Built-in Features, Open Floorplan, Quartz Counters, Tankless Hot Water
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Balcony, Barbecue
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	December 29th, 2024
Days on Market	96
Zoning	M-G

### **Listing Details**

Listing Office	Skyrock
----------------	---------

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.