

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

MLS® #A2241962

**\$615,000**

2 Bedroom, 3.00 Bathroom, 1,424 sqft

Residential on 0.02 Acres

West Springs, Calgary, Alberta

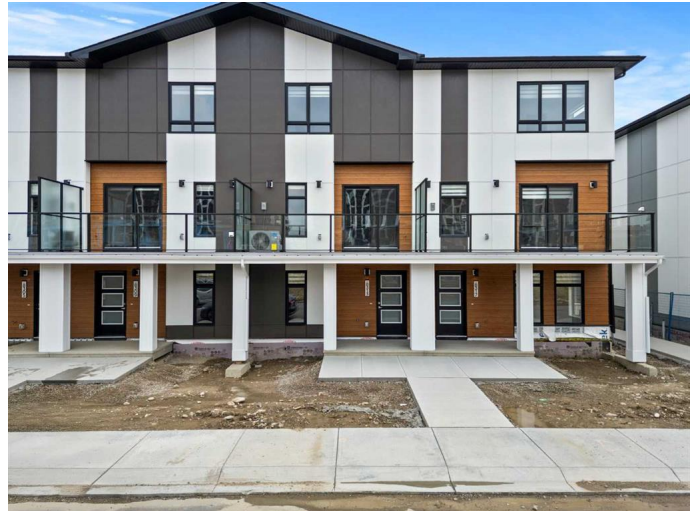
**\*OPEN HOUSE SATURDAY AND SUNDAY  
FROM 2-4PM\* PLEASE VISIT THE  
SHOWHOME FOR ACCESS @ 823 81st  
Street SW**

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!

Built in 2025

**Essential Information**

MLS® #	A2241962
Price	\$615,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,424
Acres	0.02
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	8313 8 Avenue Sw
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Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4C6

## Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Tandem
# of Garages	2

## Interior

Interior Features	Built-in Features, Double Vanity, Open Floorplan, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
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	July 23rd, 2025
Days on Market	48
Zoning	M-G

## Listing Details

Listing Office	eXp Realty
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