

# \$596,000 - 8215 8 Avenue Sw, Calgary

MLS® #A2210023

**\$596,000**

2 Bedroom, 3.00 Bathroom, 1,451 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Welcome to the Brand-New Emerson Townhouse by Trico Homes â€” Where Modern Design Meets Everyday Luxury! Step into this stunning 2-bedroom + den, 2.5-bathroom townhouse that blends contemporary style with thoughtful functionality. Located in the highly sought-after community of West Springs, this home features over \$13,000 in premium upgrades and is designed to impress. Inside, you'll find a spacious and well-planned layout, highlighted by double ensuites, each with dual vanities for added convenience and elegance. A versatile main-floor den offers the perfect space for a home office, gym, or guest room. The heart of the home is a gourmet kitchen, outfitted with fully upgraded appliances, sleek hardware, and striking modern fixtures that elevate the space. The open-concept design flows effortlessly into the dining and living areas, leading to a full-width balcony â€” ideal for entertaining or relaxing under the stars. Enjoy the durability and style of luxury vinyl plank flooring across all three levels, as well as a stylish powder room for guests. The tandem 2-car garage provides ample room for parking and storage. This home is move-in ready, complete with all appliances, window blinds, and A/C rough-in for future comfort. Nestled in West Springs, youâ€™ll love the convenient access to nearby parks, walking paths, shopping, dining, and top-rated public and private schools. With quick access to Stoney Trail, commuting is easy, and youâ€™re just



minutes from WinSport Canada Olympic Park  
â€“ perfect for winter skiing and year-round  
outdoor fun. Donâ€™t miss your chance to  
own this stylish and sophisticated townhouse  
â€“ book your showing today!

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2210023      |
| Price          | \$596,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,451         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 8215 8 Avenue Sw |
| Subdivision | West Springs     |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T3H 6H2          |

**Amenities**

|                |                          |
|----------------|--------------------------|
| Amenities      | Parking, Visitor Parking |
| Parking Spaces | 1                        |
| Parking        | Single Garage Attached   |
| # of Garages   | 1                        |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Open Floorplan, Quartz Counters |
|-------------------|--|

|            |   |
|------------|---|
| Appliances | Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating    | Forced Air, Natural Gas   |
| Cooling    | None  |
| Basement   | None  |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony                      |
| Lot Description   | Level                        |
| Roof              | Asphalt Shingle              |
| Construction      | Wood Frame, Composite Siding |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 76              |
| Zoning         | M-G             |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | TrustPro Realty |
|----------------|-----------------|

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