

# \$1,199,900 - 501, 8155 8 Avenue Sw, Calgary

MLS® #A2238370

**\$1,199,900**

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	\$1,199,900
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	3 Storey, Side by Side
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, Garage Faces Rear, Heated Garage
# of Garages	2

## Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Soaking Tub
Appliances	Built-In Refrigerator, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Washer
Heating	High Efficiency, Forced Air, Humidity Control, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Insert, Living Room
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Corner Lot, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Aluminum Siding, Brick, Cement Fiber Board
Foundation	Poured Concrete

## Additional Information

Date Listed	July 15th, 2025
Days on Market	6
Zoning	M-G

## Listing Details

Listing Office	Real Broker
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