

**8323 8 Avenue SW**  
**Calgary, Alberta**

**MLS # A2269358**



**\$709,900**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,910 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	0.30 Acre		
<b>Lot Feat:</b>	Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 295
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** None

**\*\*OPEN HOUSE: Saturday 3-5PM and Sunday 1-5PM. Go to the Showhome for access!\*\*** Welcome to 8323 8 Avenue SW, a beautifully designed home located in the desirable West 83rd community by Trico Homes in Calgary. This residence features a thoughtful layout with modern finishes and well-planned living spaces that transition smoothly from one area to the next. Walking in, you are welcomed by a charming foyer that leads to a perfectly positioned office space, ideal for working from home or studying. From there, you can head up to the open-concept main level, where a bright and inviting living area connects seamlessly to a contemporary kitchen complete with a large island, updated appliances, and ample counter space. This level is designed for both everyday comfort and effortless entertaining. The living area extends to a private balcony, creating a wonderful spot to enjoy Calgary's long sunny days. Large windows throughout enhance the airy atmosphere by allowing natural light to fill each room. The upper level offers comfortably sized bedrooms that provide both privacy and tranquility. The layout maximizes space while maintaining an open feel, and the bathrooms and shared areas continue the modern aesthetic showcased on the main floor, giving the entire home a cohesive and refined look. Outside, the property benefits from its setting in a community that blends convenience with residential charm. Residents enjoy close proximity to amenities, shops, services, and transit, making daily routines simple and efficient. The neighborhood is known for its thoughtful design and balanced mix of suburban comfort and urban accessibility. Whether you are seeking a home suited to everyday living or a space that accommodates entertaining and lifestyle flexibility, 8323 8 Avenue SW offers an exceptional opportunity to experience modern townhome living in a highly

regarded Calgary community. Book your private showing today and discover all this home has to offer.