

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

**MLS # A2291355**



**\$699,000**

<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 and Sunday from 2-4PM\*\*** Go to the Showhome for access 821 & 823 &ndash; 81 Street SW\*\* Welcome to 8323 8 Avenue SW, a beautifully designed home located in the desirable West 83rd community by Trico Homes in Calgary. This residence offers a thoughtful layout with modern finishes and well-planned living spaces that flow naturally from one area to the next. As you enter the home, you are greeted by a welcoming foyer that leads to a well-placed office space, ideal for working from home or studying. From there, you move up to the open-concept main level, where a bright and inviting living area connects seamlessly to a contemporary kitchen featuring a large island, updated appliances, and generous counter space. This level is designed to support both everyday living and effortless entertaining. The living area also extends to a private balcony, providing a perfect spot to enjoy Calgary&rsquo;s long sunny days. Large windows throughout the home allow natural light to fill the rooms, enhancing the bright and airy atmosphere. The upper level features comfortably sized bedrooms that provide privacy and a sense of relaxation. The layout makes efficient use of space while maintaining an open and comfortable feel. The bathrooms and shared areas continue the modern aesthetic found on the main floor, creating a cohesive and polished design throughout the home. Outside, the property benefits from its location in a community that blends convenience with residential charm. Residents enjoy close proximity to amenities, shops, services, and transit, which helps make daily routines simple and efficient. The neighborhood is known for its thoughtful planning and balanced mix of suburban comfort and urban accessibility. Whether you are looking for a home suited to everyday living or a space that accommodates entertaining

and lifestyle flexibility, 8323 8 Avenue SW presents an excellent opportunity to experience modern townhome living in a highly regarded Calgary community. Book your private showing today and discover everything this home has to offer.