

# \$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	84
Zoning	M-G

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.