

# \$799,900 - 412, 8155 8 Avenue Sw, Calgary

MLS® #A2197085

**\$799,900**

4 Bedroom, 3.00 Bathroom, 1,855 sqft  
Residential on 0.00 Acres

West Springs, Calgary, Alberta

This brand-new, never-lived-in District Townhome by Truman is a stunning four-bedroom home in Calgary's sought-after West District. Overlooking Central Park, this thoughtfully designed three-level residence offers modern living with easy access to nearby shops, restaurants, and schools.

The upper floor features three spacious bedrooms, including a primary suite with a spa like ensuite, a convenient laundry area, and a separate four-piece bathroom. The main floor boasts an open-concept layout with premium appliances, wide plank laminate flooring, plush carpeting, and floor-to-ceiling TRUspace® cabinetry with high-end finishes. A versatile lower-level bedroom adds extra functionality to the home.

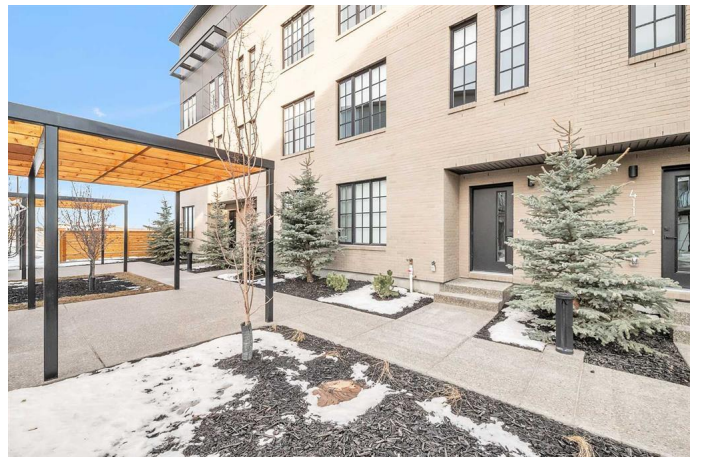
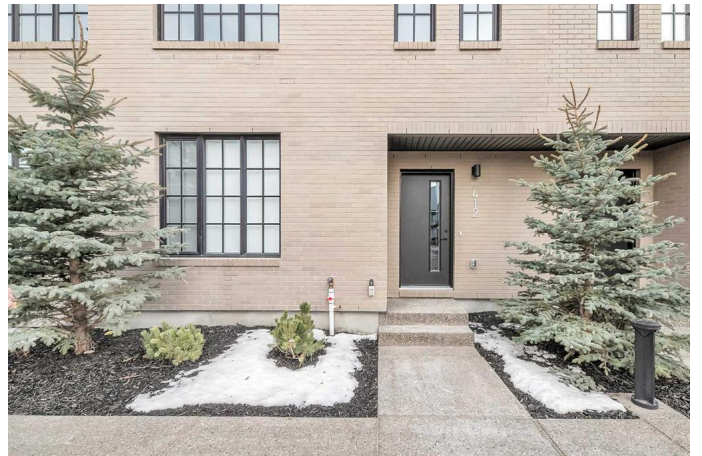
Additional highlights include a private double-car garage, roughed-in air conditioning for easy future installation, and an exterior crafted with full-bed brick and James Hardie siding. High-performance black aluminum-clad windows enhance both style and efficiency.

Built in 2024

## Essential Information

MLS® #                   A2197085

Price                     \$799,900



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,855
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	412, 8155 8 Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3h6h9

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	Rough-In
Basement	None

### **Exterior**

Exterior Features	None
Lot Description	Low Maintenance Landscape
Roof	Asphalt
Construction	Brick, Cement Fiber Board, Concrete, Wood Frame

Foundation            Poured Concrete

### **Additional Information**

Date Listed            February 25th, 2025

Days on Market      44

Zoning                 M-G

### **Listing Details**

Listing Office         2% Realty

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