

# \$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 | 25              |
| Zoning         | M-G             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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.