# \$579,000 - 116, 8235 8 Avenue Sw, Calgary

MLS® #A2262499

## \$579,000

2 Bedroom, 3.00 Bathroom, 1,459 sqft Residential on 0.30 Acres

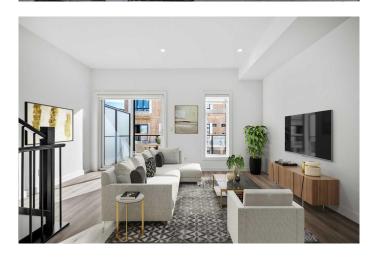
West Springs, Calgary, Alberta

\*\*\*Open House from 12:30pm to 4:30pm, Stop by Showhome for Access\*\*\* Welcome to The Emerson at West 83, a beautifully designed townhome offering the perfect blend of modern comfort, elegant design, and unbeatable location. With over 1,400 sq ft of thoughtfully crafted living space, this home delivers both style and function in one of Calgary's most sought-after west-side communities. Ideally situated near parks, schools, dining, shopping, and transit, and just 15 minutes to downtown and 45 minutes to the Rocky Mountains, this property offers an exceptional lifestyle for professionals, couples, or small families. The bright, open-concept main floor welcomes you with an abundance of natural light and upgraded finishes throughout. The modern two-tone kitchen cabinetry creates a striking contrast, complemented by a gas range stove and quartz countertops. The adjoining great room features four upgraded flush-mounted LED lights for enhanced brightness and ambiance, while the 16-foot wide deck extends your living space outdoorsâ€"ideal for morning coffee or evening barbecues.

The entry level offers a dedicated office space, perfectly suited for remote work or a quiet study area. On the upper floor, you'II find a dual ensuite bedroom layoutâ€"each bedroom complete with its own bathroom for optimal comfort and privacy. The primary suite showcases a three-piece ensuite and dual walk-in closets, providing both luxury and practicality. Additional features include zebra







blinds for stylish light control, A/C rough-ins for year-round comfort, and contemporary finishes that elevate the home's modern aesthetic. The Emerson's intelligent floor plan maximizes every inch of space, with thoughtful touches that make daily living easy and enjoyable. From its bright interiors and functional layout to its proximity to west Calgary's best amenities, this home captures the essence of convenient, connected living. Enjoy nearby pathways and parks, trendy local cafes, top-rated schools, and effortless access to major routes, making both city life and mountain getaways within easy reach.

Whether you're a first-time buyer, young professional, or investor seeking a low-maintenance home in a vibrant community, 116 – 8235 8 Avenue SW offers an incredible opportunity to own in West Springs' West 83 development—where modern design meets everyday livability. Includes Alberta New Home Warranty.

Built in 2025

#### **Essential Information**

MLS® # A2262499 Price \$579,000

Bedrooms 2

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,459

Acres 0.30

Year Built 2025

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 116, 8235 8 Avenue Sw

Subdivision West Springs

City Calgary
County Calgary
Province Alberta
Postal Code T3H 6H2

#### **Amenities**

Amenities Snow Removal, Trash, Visitor Parking

Parking Spaces 1

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Double Vanity, Open Floorplan, Quartz Counters, Recessed Lighting,

Walk-In Closet(s)

Appliances Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window

Coverings, Gas Oven

Heating Forced Air
Cooling Rough-In

Basement None

# **Exterior**

Exterior Features BBQ gas line
Lot Description Street Lighting
Roof Asphalt Shingle
Construction Composite Siding
Foundation Poured Concrete

#### **Additional Information**

Date Listed October 7th, 2025

Days on Market 24
Zoning M-G
HOA Fees Freq. MON

## **Listing Details**

Listing Office eXp Realty

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