102 8155 8 Avenue SW

Calgary | Active | MLS® A2317238

$769,900









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**2023**	**1,848.3 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

Experience District Towns by TRUMAN, ideally located in the vibrant West District. Surrounded by parks, pathways, and premium shopping, this thoughtfully designed community offers an exceptional blend of style, convenience, and comfort.
This stunning 3-bedroom townhome features 2.5 bathrooms and an attached double heated garage. The open-concept main floor showcases high painted ceilings, elegant wide-plank flooring, and a versatile flex room ideal for a home office.

The beautifully appointed kitchen features full-height cabinetry, soft-close doors, a gas range, fridge, built-in microwave, pantry, and quartz countertops, complemented by a spacious eat-up island perfect for casual dining and entertaining.

Upstairs, the spacious primary suite offers a generous walk-in closet and 3-piece ensuite, while two additional bedrooms, a 4-piece bathroom, and convenient upper-floor laundry complete the level.

Bright, stylish, and move-in ready, District Towns offers a sophisticated West District lifestyle with thoughtful design at every turn.

Photo Gallery of Similar Home*

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2317238
Bedrooms	4
Bathrooms	3
Year Built	2023
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0

Num Illegal Suites:	0
Home Style:	Townhouse
Total Living Area:	1,848.3 sq. ft.
Main Level Finished Area:	1,030.9 sq. ft.
Upper Level Finished Area:	817.4 sq. ft.
Condo Fee:	$292.66
Condo Fee Includes:	See Remarks
HOA Fee Frequency:	Annually
Front Exposure:	South
Unit Exposure:	South
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	7
Year built:	2023 (Age: 3)
Bedrooms:	4 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	2411649
Heating:	Forced Air
Basement:	Other, Finished
Foundation:	See Remarks
Builder:	District Townhomes (Calgary) Inc

New Constr.:	Yes
Construction Material:	Brick, Composite Siding, See Remarks
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Laminate
Cooling:	None, Rough-In
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
HOA Fee:	$250.00
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	West Springs
Amenities:	Other
Appliances:	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	na
Restrictions:	None Known
Pets Allowed:	Yes

Main Floor	Bedroom · 11'2" × 10'5" ·
2nd Floor	Living Room · 19'2" × 14'3" ·
2nd Floor	Kitchen · 15'7" × 13'5" ·
2nd Floor	Dining Room · 13'10" × 11'1" ·
2nd Floor	Balcony · 19'3" × 7'9" ·
3rd Floor	Bedroom - Primary · 11'10" × 11'4" ·
3rd Floor	Bedroom · 10'5" × 9'5" ·
3rd Floor	Bedroom · 10'5" × 9'5" ·
3rd Floor	Laundry · Measurements not available ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Shopping Nearby
Interior Features:	See Remarks
Exterior Features:	Other
Patio And Porch Features:	Patio
Lot Features:	See Remarks
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-2
Listed Date:	Sep 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/102-8155-8-avenue-sw-calgary-a2317238/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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