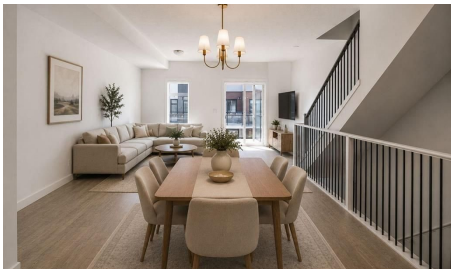
110 8235 8 Avenue SW

Calgary | Active | MLS® A2356247

$559,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2023**	**1,487 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Homecare Realty Ltd.

A closer look

Welcome to this stunning townhome built by Trico Homes in the highly desirable community of West Springs. This refined rustic retreat offers 2 bedrooms, 2.5 bathrooms, perfectly blending contemporary style with exceptional functionality. After entering the home, you're welcomed by a versatile den, perfect for a home office, followed by access to the attached garage. The bright, open-concept main floor features luxury vinyl plank flooring throughout and a modern kitchen complete with upgraded stainless steel appliances, a built-in microwave, chimney hood fan, quartz countertops, a ceramic undermount sink, abundant cabinetry, and a spacious pantry. Step outside to the full-width private patio, an ideal space for entertaining guests or relaxing with family. Upstairs, both generously sized bedrooms feature their own private ensuites, offering the ultimate in comfort and privacy. A conveniently located upper-floor laundry room adds to the home's thoughtful and practical design. Central air conditioning ensures year-round comfort. Ideally located within walking distance to parks, shopping, restaurants, and everyday amenities, this home also offers quick access to Stoney Trail, making commuting a breeze. Families will appreciate the excellent nearby schools, including West Springs School, West Ridge School, and Ernest Manning High School. Thoughtfully designed as one of Trico Homes' most desirable townhome models in this exceptional master-planned community, this move-in-ready home is perfect for first-time buyers, young professionals, downsizers, or investors seeking modern living in one of Calgary's most desirable southwest neighborhoods.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356247
Bedrooms	2
Bathrooms	3
Year Built	2023
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey

Total Living Area:	1,487 sq. ft.
Condo Fee:	$206.63
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Lot Area:	893 sq. ft.
Lot Frontage:	16' 1/8 "
Front Exposure:	North
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	3
Year built:	2023 (Age: 3)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	2
Plan:	2410828
Heating:	Forced Air
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Siding
Structure Type:	Five Plus
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	West Springs
Amenities:	Other
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Restrictions, Yes
Main Floor	Den · 10'1" × 9'2" ·
Upper Level	Bedroom - Primary · 11'6" × 10'6" ·
Upper Level	Bedroom - Primary · 11'6" × 10'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home

Exterior Features:	Other
Patio And Porch Features:	Balcony(s)
Lot Features:	See Remarks
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-G
Listed Date:	Nov 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/110-8235-8-avenue-sw-calgary-a2356247/

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

Data was last updated November 23, 2026 at 02:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.