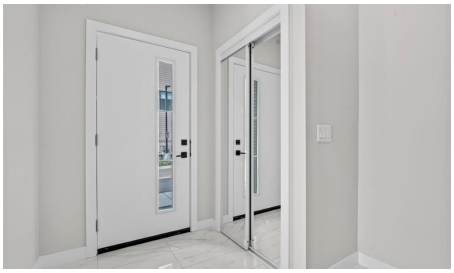
203 8155 8 Avenue SW

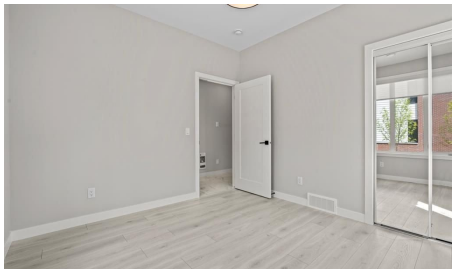
Calgary | Active | MLS® A2318061

$769,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2023**	**1,851 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

Experience elevated living at District Towns, a collection of contemporary townhomes in Calgary's vibrant West District. Thoughtfully designed with modern architecture, timeless interiors, and quality finishes, this 3-bedroom, 2.5-bathroom home offers a stylish balance of comfort, functionality, and everyday convenience.
Spanning three levels, the home offers a well-planned layout designed for modern living. The entry level provides a versatile flex space that can be used as a home office, fitness room, media space, or additional living area, along with direct access to the attached double heated garage.
The main living level is bright and open, with soaring ceilings, wide-plank flooring, and expansive windows that fill the space with natural light. At the heart of the home is a thoughtfully designed kitchen featuring full-height soft-close cabinetry, Quartz countertops, a gas range, integrated refrigerator, built-in microwave, and a generous built in pantry. A large central island provides plenty of workspace and creates a natural gathering point for family and guests. The open-concept living and dining areas offer plenty of room to relax and entertain.
Upstairs, three bedrooms provide comfortable and private spaces for the entire household. The spacious primary retreat features a walk-in closet and a beautifully appointed 4-piece ensuite with dual vanities, a tiled shower, and designer finishes. Two additional bedrooms provide flexibility for family, guests, and a full bathroom. Upper-floor laundry adds another layer of everyday convenience.

Located just steps from parks, pathways, shopping, cafés, restaurants, and everyday amenities, District Towns offers a connected, walkable lifestyle in one of Calgary's most exciting communities. Built by TRUMAN with a focus on quality craftsmanship and thoughtful design, this is a home created for the way you live today. Live Better.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2318061
Bedrooms	2
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:	1,851 sq. ft.
Main Level Finished Area:	1,031.6 sq. ft.
Upper Level Finished Area:	819.4 sq. ft.
Condo Fee:	$292.66
Condo Fee Includes:	Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
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:	6
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:	2411651
Heating:	Forced Air
Basement:	None

Foundation:	Poured Concrete
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, Vinyl Plank
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:	N/A

Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Den · 11'2" × 10'6" ·
Main Floor	Entrance · 7'4" × 5'2" ·
2nd Floor	Living Room · 19'3" × 11'1" ·
2nd Floor	Kitchen · 15'7" × 11'6" ·
2nd Floor	Dining Room · 13'9" × 8'7" ·
2nd Floor	Balcony · 19'5" × 7'10" ·
3rd Floor	Bedroom - Primary · 12'6" × 10'9" ·
3rd Floor	Bedroom · 11'10" × 11'5" ·
3rd Floor	Laundry · Measurements not available ·
Title to Land:	Fee Simple
Community Features:	Other
Interior Features:	See Remarks
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:	Sep 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/203-8155-8-avenue-sw-calgary-a2318061/

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.