315 8235 8 Avenue SW

Calgary | Active | MLS® A2352464

$576,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2026**	**1,587.93 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

OPEN HOUSE - Saturday and Sunday from 1-4PM Welcome to #315, 8235 8 Avenue SW, a beautifully designed home offering modern finishes, thoughtful functionality, and OVER $18,000 IN UPGRADES INCLUDED IN THE PRICE in Calgary's desirable southwest. Featuring an OVERSIZED SINGLE ATTACHED GARAGE, SOUTH-FACING EXPOSURE, OVERSIZED BALCONY, AND DEDICATED OFFICE SPACE UPON ENTRY, this home combines contemporary style with everyday convenience.

Step inside to a welcoming entry level featuring a versatile OFFICE SPACE, ideal for working from home or studying. The OVERSIZED SINGLE ATTACHED GARAGE provides convenient parking with additional room for storage. The bright and inviting main living level features an open-concept layout enhanced by the home's SOUTH-FACING EXPOSURE, allowing natural light to fill the interior. The beautifully appointed kitchen showcases UPGRADED QUARTZ COUNTERTOPS AND BACKSPLASHES THROUGHOUT, creating a sophisticated, contemporary appearance. Generous cabinetry, ample preparation space, and a functional design make the kitchen ideal for everyday cooking and entertaining. The adjoining dining and living areas flow seamlessly together, creating a welcoming space for relaxing or gathering with family and friends.

One of the standout features is the OVERSIZED SOUTH-FACING BALCONY, providing a wonderful extension of the living space. Whether enjoying your morning coffee, relaxing in the sunshine, or entertaining guests, this outdoor retreat offers the perfect setting. A convenient GAS LINE TO THE BALCONY adds functionality for outdoor cooking and summer barbecues.

Additional features include ALL APPLIANCES, INCLUDING WASHER AND DRYER, ALL WINDOW COVERINGS, AND AIR CONDITIONING ROUGH-IN for future cooling options. With OVER $18,000 IN UPGRADES ALREADY INCLUDED IN THE PRICE, this home offers exceptional value and thoughtful conveniences throughout.

Living in CALGARY'S DESIRABLE SOUTHWEST means enjoying the perfect balance of urban convenience and outdoor recreation. Explore nearby parks and scenic pathways, enjoy shopping and dining at WEST 85TH AND ASPEN LANDING, or head west for weekend adventures in the Rocky Mountains. With convenient access to schools, recreation, major roadways, and everyday amenities, this location offers an exceptional lifestyle. Your opportunity to enjoy a beautifully upgraded home in Calgary's west side awaits!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352464
Bedrooms	2
Bathrooms	3

Year Built	2026
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:	1,587.93 sq. ft.
Condo Fee:	$225.00
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance
Acreage:	No
Lot Area:	947 sq. ft.
Lot Frontage:	17'
Front Exposure:	South
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2026 (Age: 0)
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:	Composite Siding
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	Rough-In
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	West Springs
Amenities:	Parking, Snow Removal, Storage, Trash, Visitor Parking
Appliances:	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer

Inclusions:	None
Restrictions:	None Known
Pets Allowed:	Restrictions, Yes
Main Floor	Den · 11'1" × 9'4" ·
Main Floor	Furnace/Utility Room · 10'2" × 3'4" ·
2nd Floor	Kitchen · 15'6" × 9'6" ·
2nd Floor	Living Room · 21'11" × 16'2" ·
3rd Floor	Bedroom · 12'5" × 11'5" ·
3rd Floor	Bedroom - Primary · 12'6" × 11'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bathroom Rough-in, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters
Exterior Features:	Balcony, Other
Patio And Porch Features:	Balcony(s)
Lot Features:	Back Lane
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-G
Listed Date:	Oct 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/315-8235-8-avenue-sw-calgary-a2352464/

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

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

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® 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.

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