501 8155 8 Avenue SW

Calgary | Active | MLS® A2303066

$1,050,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2023**	**2,004.93 sq. ft.**

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Listed by Real Broker

A closer look

Welcome to #501 in the District Townhomes complex in West Springs, Calgary. This executive end-unit townhome. offers upscale living with premium finishes and exceptional outdoor space. The open-concept main floor is filled with natural light from the southwest-facing balcony and features wide-plank flooring, lofty ceilings, and a chef-style kitchen with full-height cabinetry, quartz countertops, gas range, built-in microwave, refrigerator, and a large island with breakfast bar. The spacious dining area opens to the balcony, while the living room is anchored by a sleek 50" electric fireplace. Upstairs, you'll find two large bedrooms, each with walk-in closets and private ensuite baths, plus convenient upper-floor laundry. The entry-level flex room-perfect for a home office or guest bedroom-is accessible from both the front entrance and the heated double garage. The best unit in the development an end unit with a private rooftop patio, offering 270° views, including the mountains ...ideal for entertaining or enjoying sunset evenings. Located in a quiet, private setting, this townhome combines modern design with low-maintenance luxury living. Roughed-in for security, vacuflo, air conditioning and home networking. West District is a dynamic and trendy neighbourhood that offers a rich shopping and dining experience. Enjoy local shops, restaurants, grocery, fitness, and medical services. Featuring a focus on pedestrians, the main streets highlight twenty foot wide sidewalks complete with integrated walkway and bike paths. In the heart of West District is the central Radio Park featuring a recreation area with a basketball court, skatepark, amazing new playground, ice skating in the winter, summertime farmer’s marekts and events, live concerts and festivals at the outdoor amphitheatre and much more. Located just 15 minutes from downtown Calgary, 5 minutes from top public and private schools, and 45 minutes to Canmore,

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2303066
Bedrooms	3
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:	3 (or more) Storey, Attached-Side by Side
Total Living Area:	2,004.93 sq. ft.
Main Level Finished Area:	336.76 sq. ft.
Condo Fee:	$294.60
Condo Fee Includes:	Common Area Maintenance, Professional Management, Snow Removal
HOA Fee Frequency:	Annually
Acreage:	No
Front Exposure:	East
Unit Exposure:	Northeast
Floor Location:	Ground
Entry Level:	1
Levels:	Three Or More
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	7
Year built:	2023 (Age: 3)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	2
Plan:	2411660
Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas
Basement:	None
Foundation:	Poured Concrete
Builder:	Truman

New Constr.:	Yes
Construction Material:	Aluminum Siding, Brick, Cement Fiber Board
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric, Insert, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Garage Faces Rear, Heated Garage
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
HOA Fee:	$444.68
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	West Springs
Amenities:	Parking, Playground, Recreation Facilities, Snow Removal, Visitor Parking
Appliances:	Built-In Refrigerator, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Washer
Inclusions:	n/a
Restrictions:	None Known
Pets Allowed:	Yes

Main Floor	Foyer · 13'5" × 7'8" ·
Main Floor	Bedroom · 11'2" × 10'5" ·
2nd Floor	Dining Room · 13'10" × 9'7" ·
2nd Floor	Kitchen · 15'8" × 12' ·
2nd Floor	Living Room · 19'3" × 11'7" ·
3rd Floor	Bedroom · 12' × 11'5" ·
3rd Floor	Bedroom - Primary · 12'7" × 10'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Soaking Tub
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s), Deck
Lot Features:	Corner Lot, Landscaped, Street Lighting
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-G
Listed Date:	Apr 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/501-8155-8-avenue-sw-calgary-a2303066/

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