# 8346 8A Avenue SW

Calgary | Active | MLS® A2356270

**$625,900**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **2** | **3** | **2026** | **1,532 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by eXp Realty

# A closer look

Welcome to #8346 8A AV SW, a beautifully designed townhome that combines modern finishes, functional living spaces, and an unbeatable location. Offering Two bedrooms plus a den/office, two and a half bathrooms., and an oversized single attached garage, this home is thoughtfully designed to suit a variety of lifestyles. The entry level features a versatile office space, ideal for working from home, studying, or creating your own private workspace.

The bright and inviting main floor features an open-concept layout, oversized windows, contemporary metal railings, and stylish finishes throughout. At the heart of the home, the modern kitchen showcases upgraded quartz countertops, stainless steel built-in appliances, upgraded lighting, and plenty of space for cooking and entertaining. The adjoining living and dining areas open onto an oversized south-facing balcony overlooking beautiful greenspace. Complete with elegant glass railings and a gas line for your BBQ, this outdoor space is perfect for enjoying sunny afternoons, hosting friends, or simply relaxing at the end of the day.

Upstairs, you'll find two spacious bedrooms. The primary bedroom offers a comfortable retreat, complete with two walk-in closets and a private ensuite featuring a double vanity. A second full bathroom and convenient upper-level laundry add to the home's everyday functionality.

The value continues with luxury vinyl plank flooring, tile and carpet throughout, all window coverings, an air conditioning rough-in, and over $22,000 in upgrades already included in the price. All appliances, including the washer and dryer, are included, making your move that much easier. An oversized single attached garage provides additional convenience and storage, while the south-facing, greenspace views create a wonderful setting to call home. With all amenities within walking distance, this is an opportunity to enjoy low-maintenance living without compromising on comfort or style. Anticipated possession is December 2026 or January 2027.

Living in Calgary means enjoying the best of both worlds, with the convenience of a vibrant city and endless opportunities to explore the outdoors. Spend your weekends discovering local restaurants, shopping, beautiful parks, and extensive walking and cycling pathways, or take a day trip to the breathtaking Rocky Mountains just a short drive away. With year-round activities, a thriving community, and something new to discover in every season, Calgary is an incredible place to call home!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2356270 |
| **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:** | 1,532 sq. ft. |
| **Main Level Finished Area:** | 879 sq. ft. |
| **Upper Level Finished Area:** | 653 sq. ft. |
| **Condo Fee:** | $225.00 |
| **Condo Fee Includes:** | Amenities of HOA/Condo, Common Area Maintenance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash |
| **Lot Area:** | 1,823 sq. ft. |
| **Lot Frontage:** | 17' |
| **Front Exposure:** | North |
| **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.:** | Yes |
| **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, Upper Level |
| **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** | Balcony · 17' × 6'11" · |
| **Main Floor** | Great Room · 12'4" × 11'11" · |
| **Main Floor** | Dining Room · 12'4" × 10' · |
| **Main Floor** | Kitchen · 15' × 9'7" · |
| **2nd Floor** | Bedroom - Primary · 12'6" × 11'7" · |
| **2nd Floor** | Bedroom · 12'4" × 9'6" · |
| **2nd Floor** | Laundry · 3'9" × 3'5" · |
| **Lower Level** | Office · 9'2" × 8'4" · |
| **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:** | Nov 16, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/8346-8a-avenue-sw-calgary-a2356270/

## 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.