8354 9 Avenue SW

Calgary | Active | MLS® A2353243

$439,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2012**	**1,414.8 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Estate Professionals Inc.

A closer look

Price adjusted for a quick sale. Welcome to beautiful West Springs! Discover this stunning Morrison Homes-built Brownstone-style townhouse, one of only six in the condominium complex, offering a private front entrance and two titled parking stalls. This beautifully designed home features 2 spacious bedrooms, a dedicated office with mountain views, and 2.5 bathrooms. The bright, open-concept kitchen boasts a large centre island, quartz countertops, stainless steel appliances, and a brand-new electric stove. Recent upgrades include fresh interior paint and brand-new carpeting, making this home truly move-in ready. Enjoy your private patio with a natural gas BBQ connection and convenient access to a beautifully maintained courtyard. Upstairs, the spacious primary bedroom features a walk-in closet and a three-piece ensuite with a walk-in shower and quartz countertops. The second bedroom is conveniently located near another full bathroom with a relaxing bathtub. Ideally located within walking distance of restaurants, grocery stores, cafés, shopping, and everyday amenities. A rare opportunity to own a stylish, move-in-ready Brownstone townhouse in one of Calgary’s most desirable communities at a very reasonable price. Don't miss it!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353243
Bedrooms	2
Bathrooms	3
Year Built	2012
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
Total Living Area:	1,414.8 sq. ft.
Main Level Finished Area:	171.45 sq. ft.

Upper Level Finished Area:	620.2 sq. ft.
Condo Fee:	$719.15
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	South
Unit Exposure:	North
Floor Location:	Other
Entry Level:	1
Stories Total:	3
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	7
Year built:	2012 (Age: 14)
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:	1
Plan:	1412829
Heating:	Baseboard, Natural Gas
Basement:	None
Foundation:	Poured Concrete
Builder:	Morrison Homes
New Constr.:	No

Construction Material:	Concrete, Stone, Stucco, Vinyl Siding, Wood Frame
Structure Type:	Four Plex
Roof:	Tar/Gravel
Ensuite:	Yes
Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Heated Garage, Parkade, Secured, Titled, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit, Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Eighty5Nine
Community:	West Springs
Amenities:	Park, Secured Parking, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Board Approval
Pets Allowed:	Restrictions
Main Floor	Foyer · 11'6" × 5'11" ·
2nd Floor	Living Room · 20'7" × 10'11" ·
2nd Floor	Kitchen · 16'7" × 9'1" ·
2nd Floor	Dining Room · 13'5" × 11'4" ·

2nd Floor	Laundry · 6'11" × 3'3" ·
3rd Floor	Bedroom - Primary · 15'9" × 11' ·
3rd Floor	Bedroom · 11'11" × 7'11" ·
3rd Floor	Den · 10'5" × 7'11" ·
3rd Floor	Walk-In Closet · 4'11" × 4'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows
Exterior Features:	Private Entrance, Uncovered Courtyard
Patio And Porch Features:	None
Lot Features:	See Remarks, Street Lighting
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-X1
Listed Date:	Oct 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/8354-9-avenue-sw-calgary-a2353243/

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