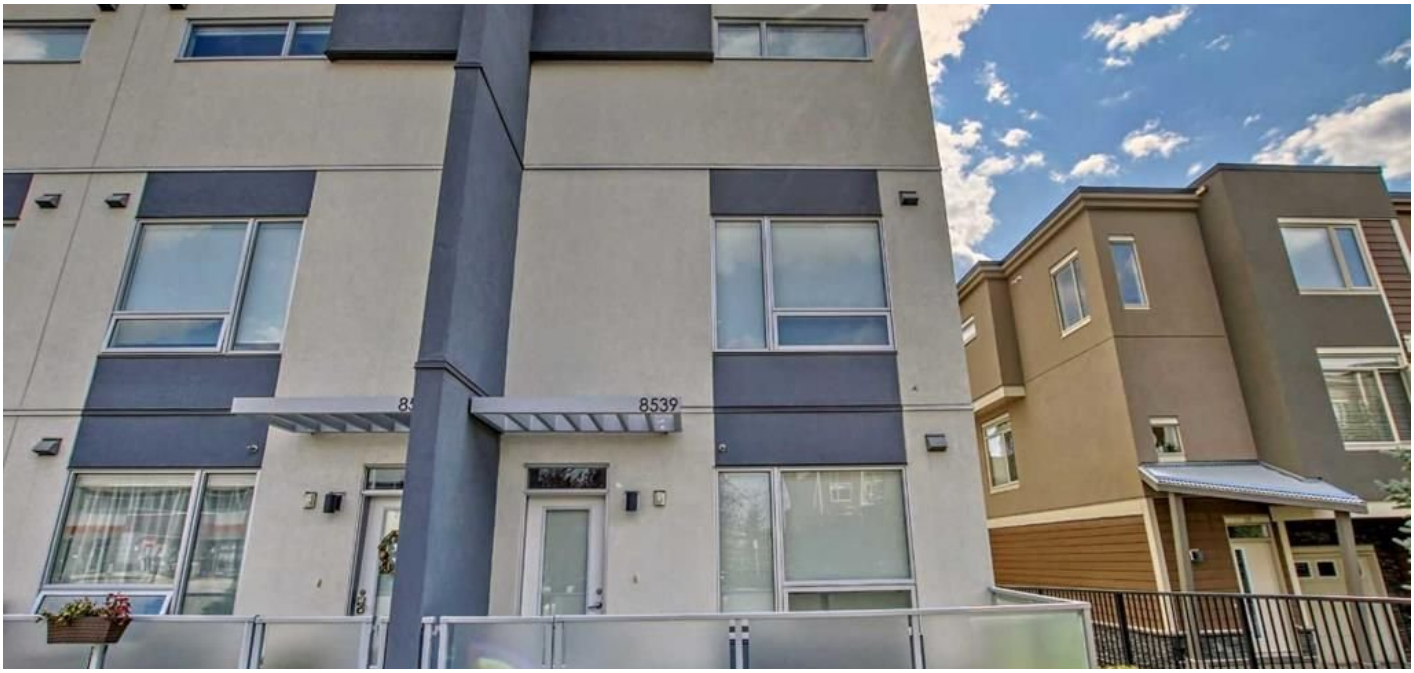
8539 8A Avenue SW

Calgary | Active | MLS® A2346324

$609,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2017**	**1,518 sq. ft.**

Your next move starts with a conversation.

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Listed by Bricks & Mortar...Everything Real Estate

A closer look

Welcome to this thoughtfully upgraded 3-bedroom, 2.5-bathroom townhouse in the sought-after community of West Springs, featuring more than $15,000 in builder upgrades and subsequent improvements. It perfectly blends the low-maintenance convenience of condo living without compromising on space.

This three-storey gem boasts premium upgrades alongside a practical layout, large bedrooms, in-floor heating, and three separate outdoor spaces to enjoy. The main floor features a bright, open-concept layout that seamlessly connects the living, kitchen, and dining areas. The kitchen is a true chef's delight, thoughtfully designed with a custom fixed stone dining table integrated with the kitchen counter-a paid builder upgrade. It also features upgraded appliances including a gas range with a dedicated indoor gas connection, a French-door refrigerator with an external water and ice dispenser, an upgraded herringbone-pattern backsplash extending to the upper cabinets, and beautifully upgraded pendant lighting. A large walk-in coat closet, a functional half bath, and access to a massive back patio complete this level, making it perfect for entertaining.

Head up to the second floor to find two generously sized bedrooms, one with a walk-in closet, a full 4-piece bathroom featuring upgraded stone countertop and lighting fixtures, and a convenient laundry room equipped with an upgraded full-size front-load washer and dryer.

The top floor is dedicated entirely to your private primary suite retreat. This spacious bedroom features a huge walk-in closet, a private third-floor balcony, and a ductless heat pump providing air conditioning and supplemental heating for ultimate year-round comfort. The beautifully appointed ensuite bathroom feels like a spa, showcasing an upgraded glass shower enclosure, stone countertop, and elevated bathroom light fixtures.

This exceptional unit comes complete with an assigned surface parking stall directly outside, one titled underground parking stall, and a secure assigned storage locker.

Condo fees include natural gas and in-floor heating costs, water and sewer, landscaping, snow removal, waste removal and recycling, exterior window cleaning, parkade and common area cleaning, the condominium corporation’s building insurance and reserve fund contributions, all of which support convenient, low-maintenance ownership.

Located just steps away from premium shopping, essential services, and fantastic local dining options like Vin Room and Mercato, this home offers everything you need for a stylish, vibrant, and convenient lifestyle.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346324
Bedrooms	3
Bathrooms	3
Year Built	2017
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:	1,518 sq. ft.
Main Level Finished Area:	563 sq. ft.
Condo Fee:	$932.59
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:	West
Unit Exposure:	West
Entry Level:	1
Levels:	Three Or More
End Unit:	1 Common Wall, End Unit, No One Above, No One Below
Total Rooms Above Grade:	5
Year built:	2017 (Age: 9)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	1612118

Heating:	In Floor
Basement:	None
Foundation:	See Remarks
New Constr.:	No
Construction Material:	Stucco
Structure Type:	Other
Roof:	Flat
Ensuite:	Yes
Flooring:	Carpet, Laminate
Cooling:	Wall Unit(s)
Fireplaces:	0
Garage:	No
Parking:	Parkade, Stall, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	West Springs
Amenities:	Elevator(s), Parking, Secured Parking, Snow Removal, Storage, Trash
Appliances:	Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer
Inclusions:	n/a
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Cats OK, Dogs OK, Yes

Main Floor	Living Room · 13'6" × 10'3" ·
Main Floor	Kitchen With Eating Area · 22'3" × 13'3" ·
Main Floor	Walk-In Closet · 10'9" × 3'9" ·
2nd Floor	Bedroom · 12'4" × 9'9" ·
2nd Floor	Bedroom · 14'6" × 9'9" ·
2nd Floor	Walk-In Closet · 6'3" × 6'2" ·
2nd Floor	Laundry · 7'1" × 3'10" ·
3rd Floor	Walk-In Closet · 8'1" × 7'7" ·
3rd Floor	Bedroom - Primary · 14'3" × 13'4" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Patio
Lot Features:	Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-1 d105
Listed Date:	Sep 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/8539-8a-avenue-sw-calgary-a2346324/

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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.