# \$799,900 - 412, 8155 8 Avenue Sw, Calgary

MLS® #A2197085

### \$799,900

4 Bedroom, 3.00 Bathroom, 1,855 sqft Residential on 0.00 Acres

West Springs, Calgary, Alberta

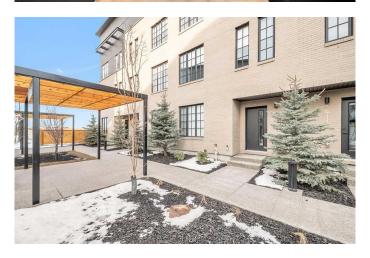
This brand-new, never-lived-in District
Townhome by Truman is a stunning
four-bedroom home in Calgary's
sought-after West District. Overlooking Central
Park, this thoughtfully designed three-level
residence offers modern living with easy
access to nearby shops, restaurants, and
schools.

The upper floor features three spacious bedrooms, including a primary suite with a spa like ensuite, a convenient laundry area, and a separate four-piece bathroom. The main floor boasts an open-concept layout with premium appliances, wide plank laminate flooring, plush carpeting, and floor-to-ceiling TRUspace® cabinetry with high-end finishes. A versatile lower-level bedroom adds extra functionality to the home.

Additional highlights include a private double-car garage, roughed-in air conditioning for easy future installation, and an exterior crafted with full-bed brick and James Hardie siding. High-performance black aluminum-clad windows enhance both style and efficiency.







Built in 2024

## **Essential Information**

MLS® # A2197085 Price \$799,900 Bedrooms 4

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,855

Acres 0.00

Year Built 2024

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey

Status Active

## **Community Information**

Address 412, 8155 8 Avenue Sw

Subdivision West Springs

City Calgary

County Calgary

Province Alberta

Postal Code t3h6h9

#### **Amenities**

Amenities Visitor Parking

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Built-in Features, Closet Organizers, Double Vanity, High Ceilings,

Quartz Counters, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer

Heating Forced Air

Cooling Rough-In

Basement None

#### **Exterior**

Exterior Features None

Lot Description Low Maintenance Landscape

Roof Asphalt

Construction Brick, Cement Fiber Board, Concrete, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed February 25th, 2025

Days on Market 54
Zoning M-G

## **Listing Details**

Listing Office 2% Realty

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