

**8215 8 Avenue SW**  
**Calgary, Alberta**

**MLS # A2210023**



**\$596,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,451 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 210
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Open Floorplan, Quartz Counters		

**Inclusions:** None

Welcome to the Brand-New Emerson Townhouse by Trico Homes – Where Modern Design Meets Everyday Luxury! Step into this stunning 2-bedroom + den, 2.5-bathroom townhouse that blends contemporary style with thoughtful functionality. Located in the highly sought-after community of West Springs, this home features over \$13,000 in premium upgrades and is designed to impress. Inside, you'll find a spacious and well-planned layout, highlighted by double ensuites, each with dual vanities for added convenience and elegance. A versatile main-floor den offers the perfect space for a home office, gym, or guest room. The heart of the home is a gourmet kitchen, outfitted with fully upgraded appliances, sleek hardware, and striking modern fixtures that elevate the space. The open-concept design flows effortlessly into the dining and living areas, leading to a full-width balcony – ideal for entertaining or relaxing under the stars. Enjoy the durability and style of luxury vinyl plank flooring across all three levels, as well as a stylish powder room for guests. The tandem 2-car garage provides ample room for parking and storage. This home is move-in ready, complete with all appliances, window blinds, and A/C rough-in for future comfort. Nestled in West Springs, you'll love the convenient access to nearby parks, walking paths, shopping, dining, and top-rated public and private schools. With quick access to Stoney Trail, commuting is easy, and you're just minutes from WinSport Canada Olympic Park – perfect for winter skiing and year-round outdoor fun. Don't miss your chance to own this stylish and sophisticated townhouse – book your showing today!