

# \$1,249,000 - 501, 8155 8th Ave, Calgary

MLS® #A2212458

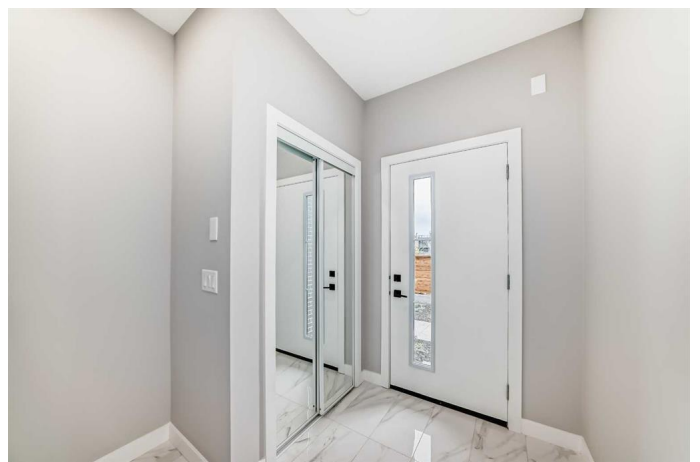
**\$1,249,000**

3 Bedroom, 3.00 Bathroom, 1,967 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Presenting a unique opportunity to own this highly sought-after unit in the most ideal location within the West District Townhome development by Truman. This exceptional, newly built 3-bedroom end unit boasts a generous rooftop terrace that provides stunning views of the Rocky Mountains, overlooking Radio Park and adjacent to a lush grove of trees. Located in the vibrant West District community, this area skillfully combines natural elements with modern amenities, including fine cafes, restaurants and retail shops. At the center of this public space lies Radio Park, an 8.4-acre treasure designed to host family-oriented events throughout the year. It boasts an outdoor amphitheater for festivals, playgrounds, parks, picturesque walking paths, and a pond ideal for ice skating during the winter months. This neighbourhood seamlessly integrates the beauty of nature with the comforts of contemporary living. The townhome's open-concept layout is enhanced by luxurious finishes, including elegant wide plank flooring and lofty ceilings. The main level balcony, facing southwest, allows for abundant sunlight, creating a bright and welcoming atmosphere. The lower level of the home, which can be reached via the front entrance or through the attached double-heated garage, includes a flex room that is ideal for use as a home office or as an additional bedroom. The primary living space on the main level contains an impressive kitchen that includes floor to ceiling



ergonomic TRUspace cabinets, soft-close door & drawer technology, a gas range, refrigerator, built-in microwave, and an island breakfast bar enhanced with elegant quartz countertops. Flanking the kitchen, on one side is the refined dining area that also leads out to the balcony, while the opposite side features a living room accentuated by a 50-inch electric fireplace. The upper level includes two large bedrooms, both equipped with ample walk-in closets and private ensuite bathrooms. Additionally, there is the convenience of laundry facilities located on this floor. This unit is one of the few limited offerings in this development that features rooftop patios. Located in the southernmost section of Radio Park, this end unit guarantees both privacy and tranquility. Take pleasure in summer barbecues and sunsets from this expansive patio area boasting 270° views, perfect for entertaining friends and family. This residence is newly constructed, has never been occupied, and is currently unfurnished

Built in 2025

**Essential Information**

MLS® #	A2212458
Price	\$1,249,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,967
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	Side by Side, Townhouse
Status	Active

**Community Information**

Address	501, 8155 8th Ave
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H6H9

### **Amenities**

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

### **Exterior**

Exterior Features	Balcony, Basketball Court, Courtyard
Lot Description	Landscaped
Roof	None
Construction	Wood Frame
Foundation	Brick/Mortar

### **Additional Information**

Date Listed	April 22nd, 2025
Days on Market	26
Zoning	RG
HOA Fees	295
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	ComFree
----------------	---------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.