

# \$588,800 - 116, 8235 8 Avenue Sw, Calgary

MLS® #A2262499

**\$588,800**

2 Bedroom, 3.00 Bathroom, 1,459 sqft

Residential on 0.30 Acres

West Springs, Calgary, Alberta

\*\*\*Open House from 2pm to 4pm, Stop by Showhome for Access\*\*\* Welcome to The Emerson at West 83, a beautifully designed townhome offering the perfect blend of modern comfort, elegant design, and unbeatable location. With over 1,400 sq ft of thoughtfully crafted living space, this home delivers both style and function in one of Calgary's most sought-after west-side communities. Ideally situated near parks, schools, dining, shopping, and transit, and just 15 minutes to downtown and 45 minutes to the Rocky Mountains, this property offers an exceptional lifestyle for professionals, couples, or small families. The bright, open-concept main floor welcomes you with an abundance of natural light and upgraded finishes throughout. The modern two-tone kitchen cabinetry creates a striking contrast, complemented by a gas range stove and quartz countertops. The adjoining great room features four upgraded flush-mounted LED lights for enhanced brightness and ambiance, while the 16-foot wide deck extends your living space outdoors—ideal for morning coffee or evening barbecues. The entry level offers a dedicated office space, perfectly suited for remote work or a quiet study area. On the upper floor, you'll find a dual ensuite bedroom layout—each bedroom complete with its own bathroom for optimal comfort and privacy. The primary suite showcases a three-piece ensuite and dual walk-in closets, providing both luxury and practicality. Additional features include zebra



blinds for stylish light control, A/C rough-ins for year-round comfort, and contemporary finishes that elevate the homeâ€™s modern aesthetic. The Emersonâ€™s intelligent floor plan maximizes every inch of space, with thoughtful touches that make daily living easy and enjoyable. From its bright interiors and functional layout to its proximity to west Calgaryâ€™s best amenities, this home captures the essence of convenient, connected living. Enjoy nearby pathways and parks, trendy local cafes, top-rated schools, and effortless access to major routes, making both city life and mountain getaways within easy reach.

Whether youâ€™re a first-time buyer, young professional, or investor seeking a low-maintenance home in a vibrant community, 116 â€“ 8235 8 Avenue SW offers an incredible opportunity to own in West Springsâ€™ West 83 developmentâ€”where modern design meets everyday livability. Includes Alberta New Home Warranty.

Built in 2025

Essential Information

MLS® #	A2262499
Price	\$588,800
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,459
Acres	0.30
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	116, 8235 8 Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6H2

### Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Double Vanity, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Oven, Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Rough-In
Basement	None

### Exterior

Exterior Features	BBQ gas line
Lot Description	Street Lighting
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	October 7th, 2025
Days on Market	1
Zoning	M-G
HOA Fees Freq.	MON

### Listing Details

Listing Office	eXp Realty
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