

**116, 8235 8 Avenue SW  
Calgary, Alberta**

**MLS # A2262499**



**\$588,800**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | West Springs           |               |                  |
| <b>Type:</b>     | Residential/Five Plus  |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 1,459 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> | 0.30 Acre              |               |                  |
| <b>Lot Feat:</b> | Street Lighting        |               |                  |

|                    |                                                                                      |                   |        |
|--------------------|--------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                                                           | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                                                            | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                      | <b>Condo Fee:</b> | \$ 205 |
| <b>Basement:</b>   | None                                                                                 | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding                                                                     | <b>Zoning:</b>    | M-G    |
| <b>Foundation:</b> | Poured Concrete                                                                      | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Double Vanity, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s) |                   |        |

**Inclusions:** N/A

\*\*\*Open House from 12:30pm to 4:30pm, 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 home's modern aesthetic. The Emerson'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 Calgary'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 you're a first-time buyer, young professional, or investor seeking a low-maintenance home in a vibrant community, 116 &ndash; 8235 8 Avenue SW offers an incredible opportunity to own in West Springs's West 83 development&mdash;where modern design meets everyday livability. Includes Alberta New Home Warranty.