

412, 8155 8 Avenue SW
Calgary, Alberta

MLS # A2197085

\$799,900

Division:	West Springs		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,855 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 293
Basement:	None	LLD:	-
Exterior:	Brick, Cement Fiber Board, Concrete, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Quartz Counters, Walk-In Closet(s)		

Inclusions: NA

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 TRU[®] 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.