

# \$1,425,000 - 8208 9 Avenue Sw, Calgary

MLS® #A2205475

**\$1,425,000**

4 Bedroom, 4.00 Bathroom, 2,845 sqft  
Residential on 0.15 Acres

West Springs, Calgary, Alberta

This is IT! Traditional 4063 sq ft Fully Finished 2 Storey - 4 bedroom/4 bathroom West Springs home has been REIMAGINED from top to bottom! Your experience truly starts on arrival - GREAT curb appeal. Step inside & experience a home that offers you an open concept - combined with purposeful spaces. You will love the VAULTED large foyer w/closet-perfect for receiving guests! Office is perfectly located near front (could be easily transformed to add mn flr bdrm). Private & tucked away. Formal Dining for special meals! 9 ft ceilings & NEWLY installed luxury Hardwood floors on Main, upper, staircase. Take note of small HIGH-END features=NEW paint, baseboards, trim, lights + so many special decorative touches. Picture yourself in this BRIGHT/OPEN Kitchen/dining/living space! EVERY detail thought out for your enjoyment. HUGE granite topped island with seating. NEW SS appliances. GAS stove. So much counter/cabinet space! Easy access to formal dining & a PANTRY/mud room everyone will love! Direct access to 630 sq ft garage - makes bringing items in & putting them away SO easy! Transition out thru sliding doors to enjoy your NORTHWEST backyard. Enjoy BBQing on Deck, relaxing on lower patio & bonus Hot Tub! Beautiful landscaping & LOADS of trees for privacy! Gas fireplace enhances mn floor living area. Two-piece bath completes mn level. Upstairs offers SECOND living area/bonus room! PRIMARY Bedroom is Calming/Private + large enough for all your



furniture + a favourite chair! You will LOVE the ensuite - double vanities w/granite counters, soaker tub, separate shower, skylight (more natural light), toilet closet & substantial walk-in closet! Laundry room w/NEW washer/dryer & SO much space with sliding barn door! 2 more LARGE bdrms + a 4-piece bath w/door seperating bath/toilet & sink area. Basement offers NEW carpet+upgraded underlay. Cozy living area w/another fireplace! Pool table/games area, newly built art studio (could be gym/hobby rm/2nd office?), 4th bdrm/4-pce bath. Mechanical room offers incredible STORAGE + added storage under stairs. Hunter Douglas blinds. Lot size is 6469 sq ft = 70 ft front! Composite Siding, Stonework, Recently Sealed Exposed aggregate driveway, walkway, steps & front porch. Oversized Double garage. TWO AC units. This residence presents an unparalleled opportunity to enjoy a lifestyle of LUXURY, convenience & sophistication! Ideally located within walking distance to TOP RATED SCHOOLS, grocery stores (x3), coffee, ice cream, pubs, restaurants, fitness, medical, pharmacy - the list goes on & on... This home is around the corner from a beautify pond (running fountain in summer) complete w/geese & ducks - adjacent to children's playground. Coming soon = Radio Park - the perfect family gathering area will offer ice rinks, amphitheatre, park/picnic area + off leash dog park! Drive downtown in 15 mins or take transit. 25 mins to the airport. Easy access to Ring Rd & major roadways. Why wait to build - this IMMACULATELY kept home is better than NEW!

Built in 2008

### **Essential Information**

MLS® #	A2205475
Price	\$1,425,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,845
Acres	0.15
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	8208 9 Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0C2

### Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Driveway, On Street, Oversized
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Skylight(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Basement, Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Landscaped, Level, Other, See Remarks
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 25th, 2025
Days on Market	6
Zoning	R-G
HOA Fees	200
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.