

# \$1,288,800 - 8136 9 Avenue Sw, Calgary

MLS® #A2247505

**\$1,288,800**

4 Bedroom, 4.00 Bathroom, 2,747 sqft

Residential on 0.15 Acres

West Springs, Calgary, Alberta

Enjoy this absolutely Stunning executive home in the highly sought-after community of West Spring. Backing onto a BEAUTIFUL West Park Pond/Natural reserve for optimal privacy. Total 3689 sq ft Fully Finished 4 bedroom/4-bathroom home updated with modern décor! Expansive 70 ft front and Great curb appeal. Impressive exterior features stone pillars and a full width covered porch. Step inside & experience a home that offers you an open concept, combined with purposeful spaces. Large welcome foyer with 20 ft ceilings welcomes you. Impressive open railing staircase leads to the upper area. Main floor features a mix of tiled and hard wood flooring. Office is perfectly located near front (could be easily transformed to main floor bedroom). Private & tucked away. Separate formal dining w/coffered ceiling for an elegant ambiance. Brighten living room has gas fitter fire place and numerous large windows with nice view to the rear yard. Spacious modern kitchen with white cabinetry, generous kitchen island with newly upgraded SS appliances package including GAS Stove, LG 36"™ ThinQ Instaview Door-in-Door Refrigerator. Breakfast nook with sliding patio doors leads out to an ENTERTAINER'S PARADISE featuring 2-TIERED DECK overlooking the PICTURESQUE POND. OVER \$70K IN GORGEOUS LANDSCAPING. 2pc bath completes on main. Upstairs offers bonus/family room - ideal for family movie nights and cozy get-togethers. Master



Bedroom w/Vaulted ceilings is Calming/Private and large enough for all your furniture + favorite chair! You will LOVE the luxury 5pc ensuite, upgraded with double vanities w/granite counters, soaker tub, separate shower, skylight, 3-Way Fireplace creating a spa-like atmosphere. Substantial master walk-in closet! 2 more LARGE bedrooms with its own walk-in closet and 5pc full bath w/door separating bath/toilet & double vanities. Laundry room w/newer washer/dryer(2023) on the upper level. Basement offers new LPV flooring. Fully developed w/additional 4th bedroom, large family/Rec room, Game/GYM area, 3pc full bath w/heated floor & incredible storage area. This home is around lower maintenance landscape yard from beautify pond (running fountain in summer) complete w/geese & ducks - adjacent to children's playground. OVER \$70K IN GORGEOUS LANDSCAPING. 2-Tiered Composite Deck, Stamped concrete patio, Hardie board Siding, Oversized Double Garage. Water softener & 2 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, restaurants, fitness, medical, pharmacy - the list goes on & on... 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 road & major roadways. Don't miss the chance to make it your own, IMMACULATELY kept home is better than NEW. Schedule a showing today!

Built in 2006

## **Essential Information**

MLS® #

A2247505

|                |             |
|----------------|-------------|
| Price          | \$1,288,800 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,747       |
| Acres          | 0.15        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8136 9 Avenue Sw |
| Subdivision | West Springs     |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T3H 0C2          |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Amenities      | Park, Playground                                                  |
| Parking Spaces | 4                                                                 |
| Parking        | Double Garage Attached, Driveway, Front Drive, Garage Door Opener |
| # of Garages   | 2                                                                 |

### Interior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Vaulted Ceiling(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Gas Range                             |
| Heating           | Central, Natural Gas                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                    |
| # of Fireplaces   | 2                                                                                                                                                      |
| Fireplaces        | Gas, Living Room, Glass Doors, Master Bedroom, Tile, Three-Sided                                                                                       |
| Has Basement      | Yes                                                                                                                                                    |

Basement                      Finished, Full

**Exterior**

Exterior Features      Private Entrance  
Lot Description        Low Maintenance Landscape, No Neighbours Behind, Views, Waterfall  
Roof                      Asphalt  
Construction           Composite Siding, Stone, Wood Frame  
Foundation             Poured Concrete

**Additional Information**

Date Listed              August 13th, 2025  
Days on Market        12  
Zoning                    R-G  
HOA Fees                200  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Grand Realty

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