

\$1,099,000 - 8101 9 Avenue Sw, Calgary

MLS® #A2243518

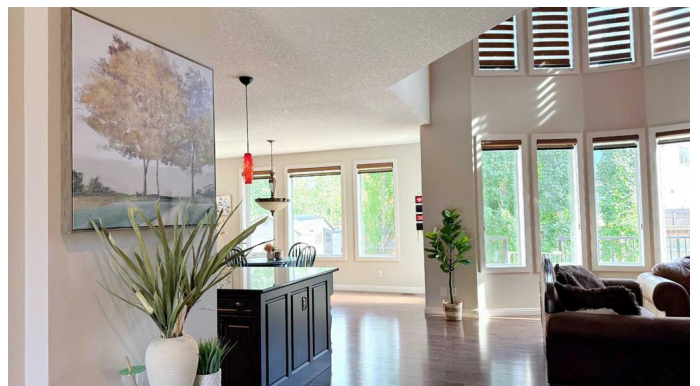
\$1,099,000

3 Bedroom, 3.00 Bathroom, 2,513 sqft

Residential on 0.11 Acres

West Springs, Calgary, Alberta

Open house 2-4pm August 2. If you've been searching for the perfect family home in the highly sought-after community of West Springs – this is it! Nestled on a quiet street right beside a lush green space, 2513sqft above ground, this beautifully maintained home offers the perfect blend of functionality, style, and serenity. Step inside to a spacious foyer that sets the tone for the rest of the home. To your right, a bright office makes for the ideal work-from-home setup. The stunning living room features soaring ceilings and a breathtaking two-storey bay window that floods the space with natural light. Designed with entertaining and family living in mind, the open-concept kitchen and living area were thoughtfully expanded during construction to accommodate a chef-inspired oversized island, additional counter space, and a generously sized dining area. From here, step out onto the large south-facing backyard and deck, complete with a gas line—ready for your summer BBQs and sunset lounging. Main floor is finished with rich hardwood flooring, adding warmth and elegance throughout. A convenient mudroom/laundry area and a powder room complete the main floor. Upstairs, the open staircase and high ceilings continue to impress. A spacious vaulted bonus room is perfect for movie nights, a kids' playroom, or a second lounge area. The primary suite is a true retreat, featuring a spa-like ensuite with a walk-in glass shower, corner soaking tub, and walk-in closet. Two



additional bedrooms provide comfort and flexibility—one of them includes a charming bay window with a built-in storage bench. The oversized double garage was custom-built with an extended width of 24.4 feet and an added height of 3 inches, easily accommodating larger vehicles like a pickup truck. The basement has been partially finished and boasts an efficient layout that offers endless possibilities for future development—create a home gym, media room, or guest suite tailored to your lifestyle. A front and back sprinkler system makes maintaining the beautifully landscaped yard a breeze. Recent updates include a brand new dishwasher (June 2025) and newer washer and dryer (2023). This home is ideally located close to consistently well-ranked public schools for elementary, junior high, and high school, and is within short distance to some of Calgary’s most prestigious private schools, making it a smart choice for families who value excellent education. Enjoy the peace and quiet of this tranquil location while staying just minutes from top-rated schools, shopping centers, restaurants, and recreation. With easy access to the Rocky Mountains and downtown Calgary, this exceptional property truly offers the best of both worlds. Dont miss your chance to make this amazing home your own!

Built in 2012

Essential Information

MLS® #	A2243518
Price	\$1,099,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,513
Acres	0.11

Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	8101 9 Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H0W2

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 31st, 2025
Days on Market	1
Zoning	R-G

Listing Details

Listing Office	Skyrock
----------------	---------

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.