

\$449,900 - 318, 8530 8a Avenue Sw, Calgary

MLS® #A2264265

\$449,900

2 Bedroom, 2.00 Bathroom, 847 sqft

Single Family on 0.00 Acres

West Springs, Calgary, Alberta

Welcome to Vivace North, where modern design meets effortless everyday living in the heart of West Springs. This beautifully upgraded 2-bedroom, 2-bathroom condo blends style and functionality, creating a home that feels as sophisticated as it is comfortable. The chef-inspired kitchen features sleek stainless steel appliances, full-height white cabinetry, and modern white quartz countertops. The step-down island is both practical and unique, offering bar seating on one side and a built-in dining table on the other, perfect for entertaining or relaxed daily meals. The open-concept living space is warm and inviting, with luxury vinyl plank flooring and large east-facing windows that fill the home with natural light. Step outside onto two private balconies, ideal for morning coffee or evening unwinding. Both bedrooms offer walk-through closets with direct access to bathrooms, while the second room makes a perfect guest bedroom or home office. Enjoy added convenience with in-suite laundry, a storage locker, bike storage, and tandem double parking stalls. Outside your door, you're steps away from Mercato West, Vin Room, Blanco, Fergus & Bix, Una Pizza, and more, plus grocery stores, boutique shops, and top-rated schools. Downtown is only 15 minutes away, and the mountains are within easy reach for your next weekend escape. Perfect for investors, first-time buyers, or downsizers, this home at Vivace North combines modern comfort, unbeatable



convenience, and the vibrant energy of Calgary’s west end. (id:6289)

Built in 2019

Essential Information

Listing #	A2264265
Price	\$449,900
Bedrooms	2
Bathrooms	2.00
Square Footage	847
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	318, 8530 8a Avenue Sw
Subdivision	West Springs
City	Calgary
Province	Alberta
Postal Code	T3H6A7

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	PVC window, No Smoking Home, Parking
Parking Spaces	2
Parking	Garage, Heated Garage, Tandem, Underground
# of Garages	1

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings, Washer/Dryer Stack-Up
Heating	Natural gas In Floor Heating
Cooling	None
# of Stories	4

Exterior

Exterior	Stone, Stucco
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Listing Details

Listing Office Royal LePage Benchmark



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