

**314, 8531 8A Avenue SW
Calgary, Alberta**

MLS # A2242359



\$479,000

Division:	West Springs		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,057 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 612
Basement:	-	LLD:	-
Exterior:	Metal Siding , Other, Stone	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: Window coverings, drapes

Welcome to your new home in the heart of vibrant West Springs! With numerous parks and pathways at your front door, this pristine and family-friendly community is just steps away from top-rated schools, grocery and retail stores, restaurants, and countless amenities. Set against the backdrop of a peaceful courtyard, the coveted Vivace building offers a warm welcome with a stylish lobby and the convenience of two elevators. This bright and spacious 1,056.83 sqft two-bedroom, two-bathroom condo offers a thoughtfully designed open-concept layout, welcomes you with an ample sized front foyer, soaring 9-foot ceilings and large windows that flood the space with natural light. Enjoy a warm, inviting atmosphere enhanced by durable, stylish flooring and elegant quartz countertops throughout. The expansive kitchen has a sizable pantry with stainless steel appliances and a large island with a built-in dining table extension—perfect for cooking, hosting, or working from home. The in-suite laundry offers ample space for shelving and storage, enhancing the overall comfort and functionality of the home. Step outside onto your double balcony and enjoy views overlooking a peaceful courtyard—an ideal spot to relax first thing in the morning or unwind after work. The unit features a primary bedroom with a walk-in closet and an ensuite bathroom feature of a walk-in shower. The second bedroom has a spacious closet with views onto the courtyard. This unit comes with a tandem parking stall for 2 vehicles! Additionally, the condo has a spacious assigned storage locker and 2 bike lockers for tenants, all located on one parking level. Pets allowed subject to Board approval. Whether you're a young professional or starting a family, don't miss your chance to experience the perfect blend of luxury and affordability in one of Westside's

most sought-after locations.