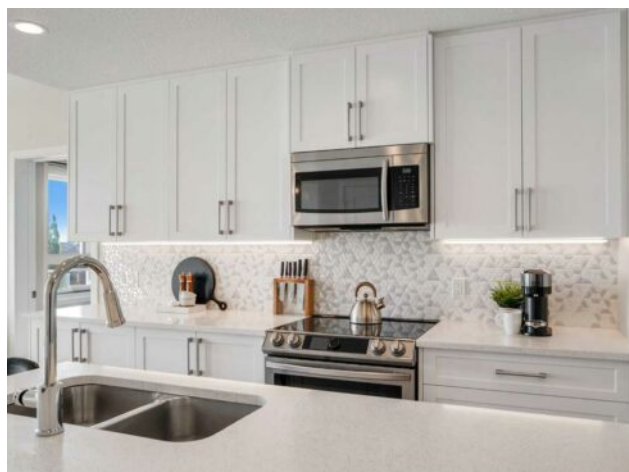


318, 8530 8A Avenue SW  
Calgary, Alberta

MLS # A2285061



## \$434,900

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	847 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Secured, Tandem, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Flat, Membrane	<b>Condo Fee:</b>	\$ 425
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Storage, Vinyl Windows		

**Inclusions:** N/A

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. This unit has NO CARPET and pride of home ownership is evident! 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.