318, 8530 8A Avenue SW Calgary, Alberta

MLS # A2264265

\$449,900

		Division:	Division: West Springs			
		Type:	Reside	es)		
		Style:	Apartment-Single Level Unit			
		Size:	847 sq.	ft.	Age:	2019 (6 yrs old)
		Beds:	2		Baths:	2
		Garage:	Heated Garage, Secured, Tandem, Titled, Underground			
		Lot Size:	-			
		Lot Feat:	-			
Heating:	Boiler, In Floor, Natural Gas		١	Nater:	-	
Floors:	Tile, Vinyl		9	Sewer:	-	
Roof:	Flat, Membrane		(Condo Fee:	\$ 425	
Basement:	-		L	LD:	-	
Exterior:	Stone, Stucco		7	Zoning:	DC	
Foundation:	-		ι	Jtilities:	-	
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, High	Ceilings, Kitcher	n Island, N	lo Smoking H	ome, Quar	tz 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. 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.