

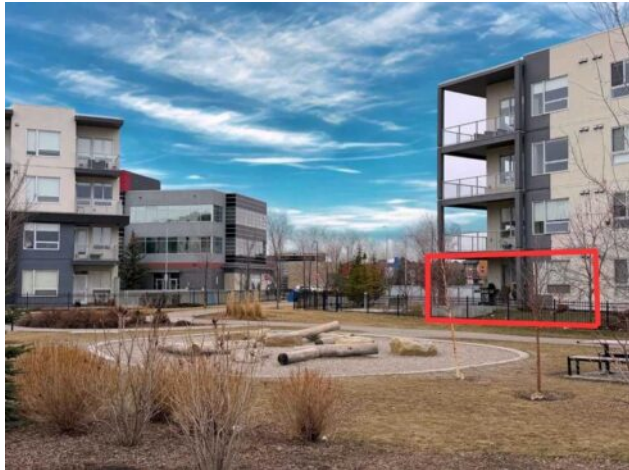


GRASSROOTS
REALTY GROUP

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124, 8530 8A Avenue SW
Calgary, Alberta

MLS # A2302993



\$488,000

| | | | |
|------------------|---|---------------|------------------|
| Division: | West Springs | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,126 sq.ft. | Age: | 2019 (7 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Heated Garage, Parkade, Tandem, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | In Floor, Radiant | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Membrane | Condo Fee: | \$ 562 |
| Basement: | - | LLD: | - |
| Exterior: | Composite Siding, Concrete, Metal Siding , Stone, Wood Frame | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows | | |

Inclusions: BBQ

****OPEN HOUSE CANCELLED SUNDAY, MAY 3rd 1-3 PM****Welcome to Unit 124 at Vivace North—an exceptional ground-floor corner home offering 1,126 sq ft of bright, modern living in sought-after West Springs. Backing onto green space and walking paths, this well-designed condo is ideal for young professionals, empty nesters, or those looking to downsize without compromise. High ceilings and expansive windows fill the open-concept layout with natural light, while showcasing serene park views. The stunning island kitchen features full-height white shaker cabinetry, sleek quartz countertops, and a seamless quartz dining extension—perfect for entertaining or casual meals. A cleverly integrated workspace adds even more functionality without sacrificing style. The well-designed floor plan offers two spacious bedrooms and two full bathrooms, including a primary retreat with a walk-in closet and private ensuite. The second bedroom enjoys its own “cheater” access to a four-piece bath—ideal for guests or shared living. Storage is abundant throughout—the most you’ve seen in any condo of this size - making this home as practical as it is beautiful with a space for everything. Step outside to your large, covered stamped concrete patio with southeast exposure looking onto the tranquil green space, with a BBQ gas line and plenty of room for seating and container gardening. Additional features include in-suite laundry, radiant in-floor heating, a titled underground tandem parking stall for two vehicles, a separate assigned storage unit and bicycle storage. This pet-friendly building welcomes up to two dogs or cats with no size or breed restrictions, and is professionally managed with a strong reserve fund and reasonable condo fees. Located just steps from extensive shopping, dining, fitness, and the scenic pathways of Radio

Park, with easy access to major routes including Old Banff Coach Road, 85 Street and Stoney Trail. This is exceptional value in one of Calgary's most sought-after communities—offering the lifestyle you want, without giving anything up. Check out the ****VIRTUAL TOUR**** then come see it before it's gone.