



404, 8530 8A Avenue SW
Calgary, Alberta

MLS # A2324752



\$439,900

Division:	West Springs		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	858 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Stall, Tandem, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Flat, Membrane	Condo Fee:	\$ 429
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-

Features: Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Vinyl Windows

Inclusions: N/A

TOP FLOOR | 2 CAR PARKING | 2 BALCONIES | SAME LEVEL STORAGE UNIT | PET FRIENDLY | LOW CONDO FEES | Welcome to Vivace North! This bright, spacious, and beautifully appointed Top-Floor 2-bedroom, 2-bathroom condo is located in the heart of the highly sought-after community of West Springs. Featuring an open-concept layout, this home is flooded with natural light and showcases stunning views from two private balconies. The modern kitchen is complete with stainless steel appliances, a large quartz island, and plenty of space for cooking and entertaining. The primary bedroom offers a walk-through closet and private 3-piece ensuite, while the second bedroom enjoys convenient direct access to the 4-piece bathroom—perfect for guests, roommates, or a home office. Additional highlights include in-floor heating, in-suite laundry, a same-floor storage locker, tandem heated underground parking for two vehicles, and a pet-friendly building. Enjoy an unbeatable location just steps from shopping, restaurants, cafés, and everyday amenities, including local favourites Mercato West, Fergus & Bix, and The Vin Room. Families will appreciate the excellent nearby schools, while parks, playgrounds, and scenic pathways are all within walking distance. With quick access to Stoney Trail and Highway 1, weekend escapes to the Rocky Mountains are effortless, and downtown Calgary is only a 15-minute drive away. Don't miss this incredible opportunity to own in one of Calgary's most desirable communities. Schedule your private viewing today!