

# \$479,000 - 314, 8531 8a Avenue Sw, Calgary

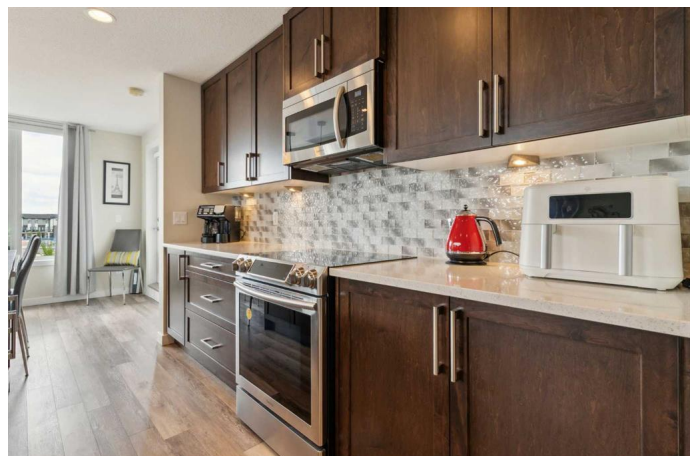
MLS® #A2242359

**\$479,000**

2 Bedroom, 2.00 Bathroom, 1,057 sqft  
Residential on 0.00 Acres

West Springs, Calgary, Alberta

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.

Built in 2017

### Essential Information

MLS® #	A2242359
Price	\$479,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,057
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	314, 8531 8a Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1V4

### Amenities

Amenities	Elevator(s), Park, Visitor Parking, Parking, Storage
Parking Spaces	2
Parking	Underground, Titled

# of Garages 2

### **Interior**

Interior Features High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer

Heating In Floor

Cooling None

# of Stories 4

### **Exterior**

Exterior Features Balcony, BBQ gas line, Courtyard

Construction Stone, Metal Siding, Other

### **Additional Information**

Date Listed July 30th, 2025

Days on Market 97

Zoning M-1

### **Listing Details**

Listing Office Sotheby's International Realty Canada

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