

# \$374,900 - 113, 8530 8a Avenue Sw, Calgary

MLS® #A2197635

**\$374,900**

1 Bedroom, 1.00 Bathroom, 729 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Welcome to Vivace North, where luxury meets practicality. This stunning one-bedroom condo offers a spacious four-piece bath, gorgeous quartz countertops, sleek stainless steel appliances, IN FLOOR HEAT and stylish laminate flooring throughout. The primary bedroom boasts plush carpet, while the bathroom features elegant tile flooring. The heart of the home is the large kitchen island—perfect for meal prep, casual dining, or entertaining guests.

Enjoy the added convenience of underground titled parking and a storage locker just steps from your door. The large patio, complete with a gas BBQ hookup, is perfect for outdoor entertaining.

Situated in the vibrant community of West Springs, you're just a stone's throw from shopping and restaurants, making everyday living a breeze.

This condo isn't just a home—it's a lifestyle. Don't miss out on the opportunity to make it yours!

Built in 2019

## Essential Information

MLS® # A2197635

Price \$374,900



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	729
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	113, 8530 8a Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6A7

### Amenities

Amenities	Elevator(s), Visitor Parking, Bicycle Storage
Parking Spaces	1
Parking	Titled, Underground, Parkade
# of Garages	1

### Interior

Interior Features	Kitchen Island, Quartz Counters, Ceiling Fan(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Microwave Hood Fan
Heating	In Floor
Cooling	None
# of Stories	4

### Exterior

Exterior Features	BBQ gas line, Other
Construction	Stone, Stucco, Wood Frame

### Additional Information

Date Listed	February 26th, 2025
-------------	---------------------

Days on Market	52
Zoning	DC

**Listing Details**

Listing Office	Manor Hill Realty YYC Inc.
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.