

\$449,900 - 318, 8530 8a Avenue Sw, Calgary

MLS® #A2264265

\$449,900

2 Bedroom, 2.00 Bathroom, 847 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

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.

Built in 2019

Essential Information

MLS® #	A2264265
Price	\$449,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	847
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	318, 8530 8a Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6A7

Amenities

Amenities	Bicycle Storage, Elevator(s), Secured Parking, Visitor Parking
Parking Spaces	2
Parking	Heated Garage, Secured, Titled, Underground, Tandem

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Boiler, In Floor, Natural Gas
Cooling	None

of Stories 4

Exterior

Exterior Features Balcony

Roof Membrane, Flat

Construction Stone, Stucco

Additional Information

Date Listed October 14th, 2025

Days on Market 37

Zoning DC

Listing Details

Listing Office Royal LePage Benchmark

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.