

# \$439,000 - 312, 8530 8a Avenue Sw, Calgary

MLS® #A2267424

**\$439,000**

2 Bedroom, 2.00 Bathroom, 866 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Welcome to Vivace North, where modern living meets city convenience! Located in the highly desirable community of West Springs, this stunning condo is the perfect spot for those seeking the best of both worlds. Situated just a stone's throw away from Calgary's hottest restaurants and pubs, including Mercato West, Vin Room, Blanco, Fergus & Bix, Una Pizza, 722, and many more, you'll never have to travel far to enjoy a night out. And with easy access to grocery stores, (Co-op, No frills) shops, and local schools, and with only a fifteen-minute drive to downtown Calgary. The mountains are just a short drive away, providing endless opportunities for hiking, skiing, and other outdoor activities. A large foyer opens to a spacious, open plan that places the kitchen in the center of the living and cooking areas, ideal for entertaining. Featuring knockdown ceilings, LVP flooring, stainless steel appliances, eating bar, modern quartz counters, extended height cabinets with under cabinet lighting, This home has two bedrooms one with a jack and jill bathroom sharing access with the second bedroom and the common area, whereas the master bedroom is accompanied by an executive ensuite with a spacious walk in shower, walk through closets both bedrooms have their own private balcony. This unit comes with in-suite laundry, a storage locker, bike locker, and tandem double parking stalls. Don't miss your chance to experience luxury living in one of Calgary's most desirable neighborhoods. Call



your favorite agent today to book your private viewing of this stunning condo at Vivace North!

Built in 2019

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2267424          |
| Price          | \$439,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 866               |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 312, 8530 8a Avenue Sw |
| Subdivision | West Springs           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3H 6A7                |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Elevator(s), Parking, Trash, Visitor Parking |
| Parking Spaces | 2                                            |
| Parking        | Heated Garage, Tandem, Underground           |
| # of Garages   | 2                                            |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer                                                           |
| Heating           | In Floor                                                                                                                              |

|              |      |
|--------------|------|
| Cooling      | None |
| # of Stories | 4    |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard |
| Roof              | Flat, Membrane                   |
| Construction      | Stone                            |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 5                  |
| Zoning         | DC                 |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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.