

**314, 8531 8A Avenue SW
Calgary, Alberta**

MLS # A2242359



\$499,000

Division:	West Springs		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,057 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 612
Basement:	-	LLD:	-
Exterior:	Metal Siding , Other, Stone	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: Wardrobe in Main Bedroom closet, window coverings, drapes, Midea smart portable air conditioner.

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.