

**106, 8531 8A Avenue SW
Calgary, Alberta**

MLS # A2249854



\$434,900

Division:	West Springs		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	845 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 481
Basement:	None	LLD:	-
Exterior:	Metal Siding , Other, Stone	Zoning:	M-1 d105
Foundation:	-	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Window coverings		

Welcome to your new home at the Vivace on 85th in the heart of the desirable community of West Springs. This bright, well laid out, easy access main floor condo unit boasts 2 separate garden level patios backing onto a green space. Both bedrooms have walk-in closets and ensuite bathrooms, while the main living space features a built-in desk, shelving nook and kitchen table. Upgraded modern fixtures and finishes throughout, including quartz countertops with soft close drawers and cabinets, luxury vinyl plank flooring and matching ceramic tile floors in the bathrooms, upgraded tiled showers and backsplash. Stainless-steel Samsung appliances are included like a recently upgraded dishwasher, and the spacious laundry closet houses stackable washer and dryer units. Enjoy the convenience of a titled underground parking spot, assigned underground storage cage and a flex-use bike storage cage. West Springs community amenities include multiple retail centers with major grocery stores, trendy restaurants, recreation and professional services as well as nearby schools and churches. Easy access to Stoney Trail's west leg for city wide commutes, and just a 45 minute drive to the mountains.