\$409,900 - 106, 8531 8a Avenue Sw, Calgary

MLS® #A2249854

\$409,900

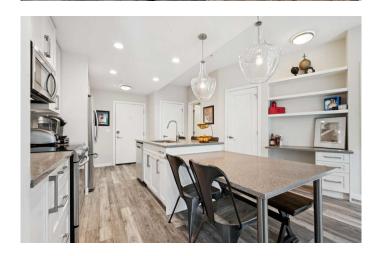
2 Bedroom, 2.00 Bathroom, 845 sqft Residential on 0.00 Acres

West Springs, Calgary, Alberta

Welcome to the Vivace South on West 85th in 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.







Built in 2017

Essential Information

MLS® # A2249854

Price \$409,900

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 845

Acres 0.00

Year Built 2017

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 106, 8531 8a Avenue Sw

Subdivision West Springs

City Calgary
County Calgary
Province Alberta
Postal Code T3H1V4

Amenities

Amenities Elevator(s), Park, Visitor Parking, Bicycle Storage, Parking, Storage

Parking Spaces 1

Parking Titled, Underground, Guest

of Garages 1

Interior

Interior 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)

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating In Floor Cooling Other

of Stories 4

Basement None

Exterior

Exterior Features Balcony, BBQ gas line, Courtyard

Construction Stone, Metal Siding, Other

Additional Information

Date Listed August 20th, 2025

Days on Market 73

Zoning M-1 d105

Listing Details

Listing Office LB Hubbard Realty Group

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