

# \$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), Visitor Parking, Secured Parking |
| Parking Spaces | 2                                                              |
| Parking        | Heated Garage, Tandem, Titled, Underground, Secured            |

**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           | In Floor, Natural Gas, Boiler                                                                                                         |
| Cooling           | None                                                                                                                                  |

# of Stories            4

## Exterior

Exterior Features    Balcony  
Roof                    Flat, Membrane  
Construction        Stone, Stucco

## Additional Information

Date Listed            October 14th, 2025  
Days on Market       21  
Zoning                 DC

## Listing Details

Listing Office         Royal LePage Benchmark

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