

# \$434,900 - 106, 8531 8a Avenue Sw, Calgary

MLS® #A2249854

**\$434,900**

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          | \$434,900         |
| 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      | Bicycle Storage, Elevator(s), Park, Parking, Storage, Visitor Parking |
| Parking Spaces | 1                                                                     |
| Parking        | Guest, Titled, Underground                                            |
| # 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            Metal Siding, Other, Stone

**Additional Information**

Date Listed            August 20th, 2025  
Days on Market        27  
Zoning                 M-1 d105

**Listing Details**

Listing Office            LB Hubbard Realty Group

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