

# \$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 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.

Built in 2017

## Essential Information

MLS® #

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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	Elevator(s), Park, Parking, Storage, Visitor Parking, Bicycle 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
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Construction                      Other, Stone, Metal Siding

**Additional Information**

Date Listed                      August 20th, 2025

Zoning                              M-1 d105

**Listing Details**

Listing Office                      LB Hubbard Realty Group

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