

\$479,000 - 314, 8531 8a Avenue Sw, Calgary

MLS® #A2242359

\$479,000

2 Bedroom, 2.00 Bathroom, 1,057 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

OPEN HOUSE SATURDAY, NOVEMBER 1ST, FROM 1PM TO 3PM Welcome to your new home in the heart of vibrant West Springs!

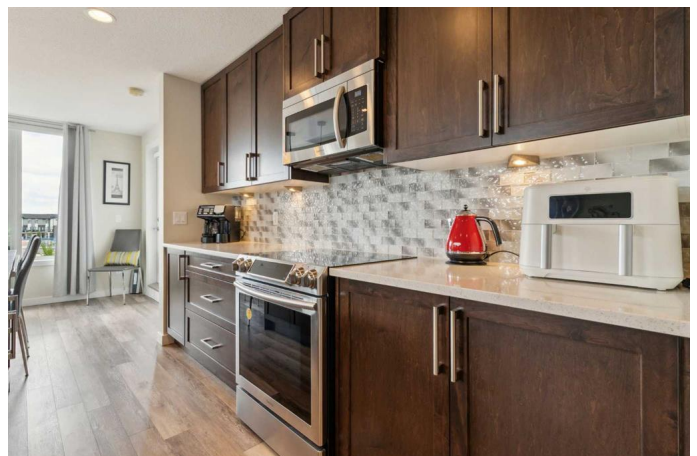
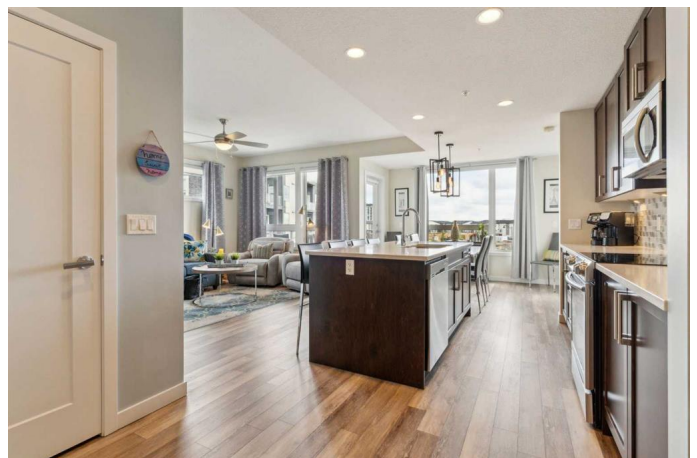
With numerous parks and pathways at your front door, this pristine and family-friendly community is just steps away from top-rated schools, grocery and retail stores, restaurants, and countless amenities. Set against the backdrop of a peaceful courtyard, the coveted Vivace building offers a warm welcome with a stylish lobby and the convenience of two elevators.

This bright and spacious 1,056.83 sqft two-bedroom, two-bathroom condo offers a thoughtfully designed open-concept layout, welcomes you with an ample sized front foyer, soaring 9-foot ceilings and large windows that flood the space with natural light. Enjoy a warm, inviting atmosphere enhanced by durable, stylish flooring and elegant quartz countertops throughout. The expansive kitchen has a sizable pantry with stainless steel appliances and a large island with a built-in dining table extension—perfect for cooking, hosting, or working from home.

The in-suite laundry offers ample space for shelving and storage, enhancing the overall comfort and functionality of the home.

Step outside onto your double balcony and enjoy views overlooking a peaceful courtyard—an ideal spot to relax first thing in the morning or unwind after work.

The unit features a primary bedroom with a walk in closet and an ensuite bathroom feature



of a walk-in shower. The second bedroom has a spacious closet with views onto the courtyard.

This unit comes with a tandem parking stall for 2 vehicles! Additionally, the condo has a spacious assigned storage locker and 2 bike lockers for tenants, all located on one parking level. Pets allowed subject to Board approval. Whether you're a young professional or starting a family, don't miss your chance to experience the perfect blend of luxury and affordability in one of Westside's most sought-after locations.

Built in 2017

Essential Information

MLS® #	A2242359
Price	\$479,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,057
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	314, 8531 8a Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1V4

Amenities

Amenities	Elevator(s), Park, Parking, Storage, Visitor Parking
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Parking Spaces	2
Parking	Underground, Titled
# of Garages	2

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	In Floor
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard
Construction	Metal Siding, Stone, Other

Additional Information

Date Listed	July 30th, 2025
Days on Market	95
Zoning	M-1

Listing Details

Listing Office	Sotheby's International Realty Canada
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