$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 on 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 Trailâ€™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	4
Zoning	M-1 d105

Listing Details

Listing Office	LB Hubbard Realty Group

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.