



113, 8530 8A Avenue SW  
Calgary, Alberta

MLS # A2197635



**\$374,900**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	729 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 364
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Quartz Counters		

**Inclusions:** N/A

Welcome to Vivace North, where luxury meets practicality. This stunning one-bedroom condo offers a spacious four-piece bath, gorgeous quartz countertops, sleek stainless steel appliances, IN FLOOR HEAT and stylish laminate flooring throughout. The primary bedroom boasts plush carpet, while the bathroom features elegant tile flooring. The heart of the home is the large kitchen island—perfect for meal prep, casual dining, or entertaining guests. Enjoy the added convenience of underground titled parking and a storage locker just steps from your door. The large patio, complete with a gas BBQ hookup, is perfect for outdoor entertaining. Situated in the vibrant community of West Springs, you're just a stone's throw from shopping and restaurants, making everyday living a breeze. This condo isn't just a home—it's a lifestyle. Don't miss out on the opportunity to make it yours!