

# \$449,900 - 120, 8530 8a Avenue Sw, Calgary

MLS® #A2213600

**\$449,900**

2 Bedroom, 2.00 Bathroom, 845 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Contemporary Style Meets Prime Location—Welcome to Vivace at 85th by Streetside Developments. Experience the best of Westside living in this stylish and contemporary 2-bedroom, 2-bathroom garden-level condo in the sought-after West Springs community. Offering exceptional value and a thoughtfully designed layout, this home is perfect for professionals, couples, or anyone ready to level up their space. Step into a bright, open-concept living space featuring sleek lines, high ceilings, and large southeast-facing windows that flood the interior with natural light. The standout kitchen is a rare gem for condo living—complete with quartz countertops, full-height cabinetry with under-cabinet lighting, stainless steel appliances, a pantry, and a spacious island with a built-in dining table extension—perfect for cooking, hosting, or working from home. Spend time outside on your choice of 2 patios—one off the main living area and one off the primary suite—both back onto green space with no overlooking buildings. It's your own little retreat in the city. Rest and relax in the primary suite including a generous walk-through closet, and ensuite 5-pce bath. Note that there is a firewall separating the primary suite and neighbouring unit providing a soundproof barrier creating a quiet and tranquil atmosphere. The secondary suite also includes a walk-through closet and Jack and Jill 4-pce bathroom—perfect for guests, roommates, or a home office setup. The



convenience of in-suite laundry adds to the overall comfort of the space. Additional highlights include low condo fees, in-floor heat, Hunter Douglas roller shades, titled underground parking stall, and coveted oversized storage locker conveniently located on the same floor as the condo. Step into a vibrant lifestyle where modern conveniences are right outside your door. This dynamic community offers premium amenities, trendy local eateries, bustling patios, artisan coffee shops, boutique shopping, and a range of professional servicesâ€”all within walking distance. Beyond the vibrant amenities, enjoy nearby parks and green spaces - including future planned Radio Park with 8.4 acres of parks, pathways and year round activities. Pets allowed subject to Board approval. Donâ€™t miss your chance to experience the perfect blend of luxury and affordability in one of Westsideâ€™s most sought-after locations.

Built in 2019

### Essential Information

MLS® #	A2213600
Price	\$449,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	845
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	120, 8530 8a Avenue Sw
Subdivision	West Springs

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H6A7

### Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Stall, Underground

### Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Other
Roof	Membrane
Construction	Stone, Metal Siding, Other

### Additional Information

Date Listed	May 9th, 2025
Days on Market	2
Zoning	DC

### Listing Details

Listing Office	Sotheby's International Realty Canada
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