



THE
A-TEAM

**RE/MAX
FIRST**

8530 8A Avenue #113, Calgary T3H 6A7

MLS® #: **A2197635**

Area: **West Springs**

Listing Date: **02/26/25**

List Price: **\$374,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2019**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **728**
Low Sqft:
Ttl Sqft: **728**

DOM

1
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:
Lot Feat:
Park Feat:

Parkade,Titled,Underground

Utilities and Features

Roof:
Heating: **In Floor**
Sewer:
Ext Feat: **BBQ gas line,Other**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Microwave Hood Fan,Refrigerator**
Int Feat: **Ceiling Fan(s),Kitchen Island,Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$364**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **DC**

Legal Desc: **1910571**

Remarks

Pub Rmks:

*****Open House Saturday March 1 from 11am - 1pm.***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!**

Inclusions:

N/A

Property Listed By:

Manor Hill Realty YYC Inc.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





