

8531 8A Avenue SW # 309 Calgary, AB T3H 1V4

Residential
Incomplete [A1121535](#)

DOM: 0
CDOM: 0
LP: \$261,000.00
OP: \$0.00



Class: Apartment
County: Calgary
Type: Low Rise (2-4 stories)
Levels: Single Level Unit
Year Built: 2016
LINC#: [0037302354](#)
Arch Style: Low-Rise(1-4)
Possession: Negotiable
Lot Dim:
Legal Desc: 1612118;36
Legal Pln: 1612118 **Blk:** **Lot:** **Condo:** Yes

Zoning: M-1 d105
Title to Lnd: Fee Simple
Disclosures: No Disclosure
Restrict: Easement Registered On Title, Pet Restrictions or Board approval Required, Utility Right Of Way
Tax Amt/Yr: \$1,596.00/2021
Loc Imp Amt:
Front Exp: W

Public Remarks: Welcome to Vivace! An ultramodern and thoughtfully designed condominium, you'll be living right in the middle of the action and in close proximity to everything you need. Don't spend your time on yard work and maintenance! With this unit, you'll have all the freedom to pursue your dreams and expand your horizons. There will never be a better opportunity for you to own your first home in such a peaceful and growing community with all the local amenities one could ask for. This is the life, and it can all be yours in this gorgeous 1 bedroom 1 bathroom unit on the 3rd floor. Enjoy the evening on the balcony on those warm summer days. The layout is perfect, upon entering you are immediately greeted by high end finishing and an open concept, bright big windows, a chef's dream kitchen, stainless steel appliances, granite countertops, under cabinet lighting, and a granite tabletop at the end of the island for your enjoyment either after a hard day at work or entertaining guests. The living room is open to kitchen with your own private balcony. The master has a walk thru closet with custom built-ins into the beautiful 4-piece bath. In suite laundry to make life convenient in your busy schedule. This unit also comes with a titled parking stall. Some of the highlights of the finishing include Gypcrete floor construction to minimize noise transfer, 9 ft ceilings, in-floor heating, designer lighting package and so much more... Close to the 69th St LRT, a short distance to shops, restaurants, gyms, cafes... and our beautiful Rocky Mountains. Why are you still staring at your screen?! Come check it out today!

Directions:

Rooms & Measurements

Baths:	2P	3P	4P	5P	6P	Bed Abv: 1	Main: 0	Mtr2	0	SqFt
EnSt Bth:	0	0	1	0	0	Rms Abv: 4	Upper: 0	Mtr2	0	SqFt
	0	0	0	0	0		Blw Grade: 0	Mtr2	0	SqFt
							Total AG: 61	Mtr2	660	SqFt

Property Information

Basement:
Heating: In Floor, Hot Water, Natural Gas
Construction: Metal Siding , Stone, Wood Frame
Foundation:
Exterior Feat: Other
Roof Type: Rubber
Parking: Titled, Heated Garage, Underground **Total:** 1
Features: Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan
Comm Feature: Park, Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby
Appliances: Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Other Equip: None
Lndry Feat: In Unit
Cooling: None
Fireplaces: 0
Flooring: Carpet, Laminate, Tile
Fencing:
Balcony: Balcony(s), See Remarks

Condo Information

Condo Name: Z-name Not Listed
Condo Type: Conventional
Mgmt Co/Ph: 403-253-7642
Prk Plan Type: Titled
Legal Desc: 1612118/36
Legal Park: 1612118/76
Legal Stor:
of Units:
Fee Includes: Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Water
Post Tension: No
Prk Stall #: 18
Storage Type: Assigned
Locker #: 35
Registrd Size:
Condo Fee: \$302.32/Monthly
HOA:
Floor #: 3
Total Floors: 4
Common Walls: 2+ Common Walls
Unit Exposure: W
Unit Factor: 126
Prk Unit Factor: 76
Reg Size Incl:
Assoc Amen: None

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
Kitchen	Main	15`2" x 9`2"	Living	Main	12`4" x 12`2"
Foyer	Main	9`4" x 4`2"	Laundry	Main	3`8" x 3`8"
Balcony	Main	10`4" x 6`4"	Primary Bed	Main	11`8" x 10`4"
4pc Bathroom	Main	9`6" x 5`0"			

Agent & Office Information

List REALTOR@: [Mike Abou Daher](#)  team@mikeaboudaher.com

Phone: 587-333-6400

List Firm: [RE/MAX REALTY PROFESSIONALS](#)

Phone: 403-259-4141

Firm Address: #10, 6020 - 1A STREET S.W., CALGARY, T2H 0G3

Appt: ShowingTime

Showing Contact: Mike Abou Daher 403-809-9386

List Date: 06/18/2021

Comm: 2.5% on first \$100,000.00 and 1.5% on Balance of Sale Price

Expiry Dt: 10/18/2021

LB Type/Info: SentiLock/access through CREB lobby box and lockbox at unit door

With Dt:

Owner Name: Wood

Ownership: Private

Occupancy: Owner

Exclusion: No

SRR: No

Member Rmks: All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com "Due to concerns about COVID-19 and as a courtesy to all parties, please do not schedule or attend showings if anyone in your party exhibits cold/flu-like symptoms or has been exposed to the virus

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).