

105, 8355 19 Avenue SW  
Calgary, Alberta

MLS # A2250195

**\$315,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	511 sq.ft.	<b>Age:</b>	2023 (2 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>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 258
<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>	Breakfast Bar, Built-in Features, Closet Organizers, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this beautiful 1 bedroom, 1 bathroom luxury condo located in the highly sought-after community of Springbank Hill. This Cove Properties built condo is designed with both style and functionality in mind offering a bright open layout and high-quality finishes throughout. Step inside to warm luxury vinyl plank flooring that flows through the main living areas. The contemporary kitchen is as functional as it is stylish, featuring quartz countertops, crisp white cabinetry, stainless steel appliances, and ample workspace. A designated laundry room and additional storage add everyday convenience. The spacious primary bedroom is complemented by a walk-in closet with direct access to the elegant 4-piece bathroom, complete with a cheater door for added privacy and ease of use. Enjoy the outdoors on your massive ground-floor patio with a gas line, perfect for barbecuing and entertaining. This unit also comes with a titled underground parking stall and an additional storage locker. Set in an unbeatable location, you'll appreciate being close to shopping, transit, schools, and all the amenities that make Springbank Hill such a desirable place to live. **\*\*CONDO BOARD HAS APPROVED PRIVACY SCREEN INSTALLATIONS ON PATIO (at owners expense).**