

318, 8355 19 Avenue SW  
Calgary, Alberta

MLS # A2207262

\$379,999

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	623 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 315
Basement:	-	LLD:	-
Exterior:	Mixed, Stone, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, Open Floorplan		

Inclusions: N/A

WELCOME TO 85TH & PARK – a luxury 2-bedroom, 1-bathroom condo located in the highly sought-after community of SPRINGBANK HILL. This stylish home offers the perfect blend of comfort and convenience. Enjoy being just steps away from ASPEN LANDING SHOPPING CENTRE, the 69th Street C-Train Station, and some of Calgary’s most PRESTIGIOUS SCHOOLS. With quick access to the entire city and a short drive to the MAJESTIC ALBERTA ROCKIES, the location truly can’t be beat. Inside, the unit is thoughtfully designed with high-end finishes, including: Energy-efficient IN-FLOOR HEATING, LED LIGHTING throughout, VENTILATION SYSTEM and AIR CONDITIONING for year-round comfort, a SPACIOUS PRIVATE BALCONY with a gas line, perfect for summer days. Stunning QUARTZ COUNTERTOPS and a large CENTRAL-ISLAND, Modern STAINLESS-STEEL APPLIANCES with a CHIMNEY HOOD FAN, DEEP SOAKER TUB with full tile surround, IN-SUITE Laundry and much more. The unit also comes with SECURE, HEATED-UNDERGROUND PARKING and a PRIVATE STORAGE UNIT. With LOW CONDO FEES, an unbeatable location, and luxury finishes throughout, this home has it all. Don’t miss your chance – book your private showing today!