

**110, 8355 19 Avenue SW**  
**Calgary, Alberta**

**MLS # A2274734**



**\$419,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	833 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Electric	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 416
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Call seller directly

Click brochure link for more details. Discover the perfect balance of upscale south west luxury and natural beauty at 85th & Park. Built by the highly reputable Cove Properties, this pristine, executive 2 bedroom, 2 bathroom residence offers a sophisticated, low maintenance lifestyle in the heart of Springbank Hill. From the moment you enter, the home feels remarkably bright, open, and airy. Designed with the highly sought after "Gramercy" layout, it features a dual primary configuration where bedrooms are placed on opposite sides of the main living area offering complete privacy for guests, a roommate, or a quiet professional home office. The sun drenched, south facing living space is flooded with continuous natural light throughout the day, transitioning seamlessly to a private outdoor balcony complete with custom blinds and a natural gas line for summer evening BBQs. At the heart of the residence is a chef ready kitchen anchored by a large central quartz island, sleek upgraded cabinetry, and premium appliances. Every modern comfort has been seamlessly integrated, from the luxury of energy efficient in floor heating underfoot to full air conditioning for those warm summer days. Enjoy the ultimate blend of accessibility and security: the building's unique architectural slope positions this unit high above the ground level at the rear, offering total peace of mind, maximum privacy, and effortless stair free access. Complete with secure heated underground parking and low condo fees that cover your heat and water, this home puts you just a five minute stroll from the boutique shopping and fine dining of Aspen Landing. Bordering a protected environmental reserve with extensive ravine walking trails right outside your door, you are just a 10 minute commute to downtown Calgary and a direct getaway to the mountains. This is an exceptional, move in ready opportunity to own in

one of the city's most prestigious master planned communities.