

**403, 8355 19 Avenue SW**  
**Calgary, Alberta**

**MLS # A2303688**



**\$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>	589 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 305
<b>Basement:</b>	-	<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>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** none

Welcome to this well maintained one bedroom plus den top floor residence in the sought after 85th and Park building, completed in 2023 by Cove Properties. Set beside a protected ravine with walking paths bike trails, scenic pond, dog friendly, and beautiful Rocky Mountain views. This location offers a quiet setting just minutes to Aspen Landing mall, a short drive to downtown Calgary, and a 3 minute drive to the 69 St C-Train station. This efficient layout offers approximately 600 square feet with a bright open concept design. The kitchen features generous counter space, ample cabinetry, quartz countertops, and stainless steel appliances. The den works well as a home office or flex space. Additional highlights include air conditioning, a large in suite laundry/storage room, luxury vinyl plank flooring, and a spacious balcony. The unit is exceptionally quiet within the building. The titled underground parking stall includes a dedicated storage area directly in front of the stall, plus a second, larger storage locker in the storage room. The building also offers a separate bike storage room. Condo fees are a very reasonable \$305 dollars per month, offering strong value for this location and building quality. A great opportunity to own in a well built development in one of Calgary's most desirable west side communities.