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120, 8355 19 Avenue SW Calgary, Alberta

MLS # A2353336

$343,900

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	607 sq.ft.	**Age:**	2023 (3 yrs old)
Beds:	2	**Baths:**	1
Garage:	Covered, Heated Garage, Off Street, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 326
Basement:	None	**LLD:**	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	**Zoning:**	DC
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance, Storage		

Inclusions: Key fobs (2), Condo unit keys (2), Mail keys (2), Storage keys (2), Bike storage keys (2)

Make the most of every square foot in this well-cared for, move-in-ready 2-bedroom, 1-bathroom condo, offering modern finishes, a functional open-concept layout and valuable extras. The contemporary kitchen features crisp white cabinetry and stainless steel appliances, flowing seamlessly into the living area. Luxury vinyl plank flooring extends throughout the entire unit, including both bedrooms, creating a cohesive, modern look that is easy to maintain. A dedicated closet neatly houses the stackable washer and dryer, keeping laundry tucked away and maximizing usable living space. Air conditioning adds another layer of comfort during Calgary’s warmer months. Step outside to your own covered patio, offering an inviting extension of your living space. With direct ground-floor access, this outdoor area provides a welcoming spot to enjoy your morning coffee, unwind after a long day or create your own personal outdoor retreat. Thoughtful staging showcases the potential of this cozy space for relaxing and entertaining. The extras continue with one titled underground parking stall featuring a full-size storage cage directly in front, offering more convenient storage than the half-size cages found at many other stalls. An additional private storage unit and shared bike storage room in the heated underground parkade is also included, providing valuable extra room for seasonal items, recreational gear and everything you want to keep out of your living space. With only one neighbouring unit and convenient proximity to the mail room and elevators, this home offers practical advantages that make daily living easier. Ideally suited to first-time buyers, professionals, down-sizers, investors, or dog owners that need easy access outside, this versatile home is conveniently located near walking/bike paths, shopping, everyday amenities, and neighbouring

schools, with access to the LRT for commuting to downtown Calgary. Ongoing development in the surrounding neighbourhood adds to the area’s evolving appeal. Modern, functional and thoughtfully equipped with extras that make a difference, this ground-floor condo offers comfortable living, direct patio access and more storage than you might expect. Come discover the possibilities!

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