

**318, 8355 19 Avenue SW**  
**Calgary, Alberta**

**MLS # A2207262**



## \$379,999

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

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 315
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stone, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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!