

**104, 8355 19 Avenue SW**  
**Calgary, Alberta**

**MLS # A2165568**



**\$535,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,011 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 482
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** n/a

Located in the desirable Springbank Hill neighbourhood and just a short walk from the lively shops and restaurants at Aspen Landing, the 85th and Park boutique condos offer the ideal mix of city convenience and peaceful nature. Step into over 1,000 sq. ft. of well-designed living space with high ceilings. The open-concept living area is bright and spacious, with large windows that bring in natural light, perfect for dining and entertaining. The kitchen is a chef's dream, featuring upgraded stainless steel appliances, quartz countertops, soft-close drawers and extended cabinets. The large wrap-around patio offers a private ground level entry, making it a great spot for outdoor gatherings, complete with glass railings and a natural gas BBQ hookup. The guest bedroom and bathroom are separated from the main living area for added privacy. The primary bedroom comfortably fits a king-size bed and has a walk-through closet and private ensuite with double vanity. Other features include a titled heated underground parking stall, laundry room with in-suite storage, a separate assigned storage locker, secure bike storage rooms, upgraded luxury vinyl plank flooring throughout, and custom window coverings. This pet-friendly condo has in-floor heating and an upgraded feature electric fireplace. Enjoy living next to a protected ravine with walking paths and easy access to the 69th Street LRT, Westside Rec Centre, mountains, downtown, and the ring road. Built by Cove Properties, a top developer in Calgary, this condo offers high-quality craftsmanship and luxury living. Don't miss out!