

# \$385,000 - 318, 8355 19 Avenue Sw, Calgary

MLS® #A2207262

## \$385,000

2 Bedroom, 1.00 Bathroom, 623 sqft  
Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

Welcome to 85th and Park at Aspen, located in the highly sought-after community of Springbank Hill, this 2 bed, 1 bath unit is offered for the first time on the market, so everything is like NEW and with low condo fees! An open-concept layout, designed with contemporary finishes, the kitchen is with a central-island, modern stainless steel appliances- featuring an upgrade of a chimney hood-fan! Offering full-height tiled back splash & kitchen cabinetry, all finished with sleek Quartz-stone countertops. This unit is built with Luxury Vinyl Plank, LED lighting, efficient IN-FLOOR heating & CENTRAL AIR CONDITONING. What more can you ask for? FEATURES: 1 TITLED UNDERGROUND parking stall| ASSIGNED storage space | VISITOR Parking | GAS BBQ line | IN-SUITE Laundry| Sunny & OVERSIZED at 13â€™™8ft x 9â€™™8ft EAST-facing Balcony | Quick access to Calgaryâ€™™s Downtown or head West to the Rocky Mountains or Kananaskis Country. Minutes from Aspen Landing Shopping Centre, Public-transit, access to 69th Train-station, trendy Restaurants, Cafes, Parks and Prestigious Schools, all nearby! With prime location, functionality, and comfort- this unit has it all! Be sure to check-out the virtual online tour or book your private showing today!

Built in 2023

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2207262          |
| Price          | \$385,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 623               |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 318, 8355 19 Avenue Sw |
| Subdivision | Springbank Hill        |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3H6G3                 |

### **Amenities**

|                |                              |
|----------------|------------------------------|
| Amenities      | Elevator(s), Visitor Parking |
| Parking Spaces | 1                            |
| Parking        | Parkade, Stall, Underground  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, No Animal Home, Open Floorplan                                 |
| Appliances        | Electric Stove, Microwave, Range, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | In Floor   |
| Cooling           | Central Air  |
| # of Stories      | 4  |

### **Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | BBQ gas line             |
| Construction      | Mixed, Stone, Wood Frame |

### **Additional Information**

Date Listed April 1st, 2025

Days on Market 2

Zoning DC

## **Listing Details**

Listing Office Century 21 Bravo Realty

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