

# \$379,999 - 318, 8355 19 Avenue Sw, Calgary

MLS® #A2207262

**\$379,999**

2 Bedroom, 1.00 Bathroom, 623 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

WELCOME TO 85TH & PARKâ€• â€” 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 Calgaryâ€™s most PRESTIGIOUS SCHOOLS. With quick access to the entire city and a short drive to the MAJESTIC ALBERTA ROCKIES, the location truly canâ€™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.



Donâ€™t miss your chanceâ€™book your private showing today!

Built in 2023

Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2207262          |
| Price          | \$379,999         |
| 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 | 42              |
| Zoning         | DC              |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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