

# \$840,000 - 212, 8355 19 Avenue Sw, Calgary

MLS® #A2201120

**\$840,000**

2 Bedroom, 3.00 Bathroom, 1,448 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

WHO KNEW condo living could offer all of this? This two bed + den, 2.5 bath unit measures 1448 sq ft with a SW exposure, overtop the ravine with MOUNTAIN VIEWS â€“ FANTASTIC! Welcome to 85th & Park in Springbank Hill, just two years young and steps to all of the amenities at Aspen Landing â€“ a GREAT LOCATION! The list of upgrades here are IMPRESSIVEâ€“ 9â€™™ ceilings, Central A/C, wideplank luxury vinyl, quartz counters throughout, designer lighting package, Hunter Douglas blinds, in-floor heating, a 200 sq ft balcony with a 21â€™™ phantom screen, two over-sized parking stalls in the heated parkade and an abundance of storage â€“ this is an AMAZING OPPORTUNITY! Letâ€™™s talk about the kitchenâ€“. There is no compromise here, this is a SHOW KITCHEN, the centrepiece of the home, many luxury homes cannot compete with this. The highlights include a complete Miele appliance package, including induction cooktop, steam oven and professional series refrigerator; a wine fridge; a 10â€™™ quartz waterfall island with breakfast bar; an abundance of counter space, upgraded cabinets and an open design to accommodate your guests. The kitchen opens to the living area and dining space with access to the expansive balcony. This is a space you will love, a space your friends and family will gravitate to â€“ TRULY IMPRESSIVE! The primary retreat offers wonderful SW views to the mountains and direct access to the



balcony. There is a full en suite here with heated floors, quartz countertops and a double vanity. The second bedroom is well-sized with access to the 4pc bath. There is the added benefit of a den/home office with custom built-ins – VERY NICE! This home also features a proper laundry room in suite, a volume of storage, including your own locker across the hall, an additional locker in the parkade plus a storage locker in each of the over-sized parking stalls. Prepare to be impressed, this home delivers the WOW FACTOR!

Built in 2023

**Essential Information**

MLS® #	A2201120
Price	\$840,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,448
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	212, 8355 19 Avenue Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6G3

**Amenities**

Amenities	Bicycle Storage, Elevator(s), Parking, Visitor Parking
Parking Spaces	2
Parking	Underground

## Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	In Floor
Cooling	Central Air
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Stone, Stucco

## Additional Information

Date Listed	March 10th, 2025
Days on Market	45
Zoning	DC

## Listing Details

Listing Office	RE/MAX First
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