

\$685,000 - 415, 8355 19 Avenue Sw, Calgary

MLS® #A2224175

\$685,000

2 Bedroom, 2.00 Bathroom, 1,161 sqft
Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

Welcome to this stunning top-floor, corner-unit condo offering over 1,100 sq ft of beautifully designed living space, featuring 2 bedrooms, 2 bathrooms, and an exceptional layout that blends comfort with functionality.

From the moment you step inside, youâ€™re greeted by an abundance of natural sunlight and a spacious front entry. To your left, a discreet laundry area and a generous flex room with double doorsâ€™ideal as a home office or additional storageâ€™add to the versatility of this home. The thoughtful split-bedroom layout ensures privacy, with a large secondary bedroom and full bathroom on one side, and a spacious primary suite on the other, complete with a walk-in closet and private ensuite.

At the heart of the home is the open-concept great room, dining area, and gourmet kitchenâ€™perfect for entertaining. Step outside onto the expansive wraparound balcony and take in the serene ravine and mountain views.

Two conveniently located underground parking stalls (#39 & #40) are just steps from the stairwellâ€™making it a breeze to run up to the unit or quickly access your vehicle.

Perfectly situated just a short walk to Aspen Landingâ€™s shops, restaurants, and amenities, and within close proximity to top-rated public and private schools. Enjoy



easy access to downtown Calgary, the mountains, and the airport, along with nearby public transit and future park spaces.

Whether you're downsizing, investing, or seeking a lock-and-leave lifestyle for winter travel, this impressive residence offers it all.

Built in 2023

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2224175 |
| Price | \$685,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,161 |
| Acres | 0.00 |
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 415, 8355 19 Avenue Sw |
| Subdivision | Springbank Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H 6G3 |

Amenities

| | |
|----------------|------------------------------|
| Amenities | Elevator(s), Visitor Parking |
| Parking Spaces | 2 |
| Parking | Titled, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, Open Floorplan, See Remarks, Storage, Walk-In |
|-------------------|---|

| | |
|-----------------|--|
| | Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating | In Floor |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| # of Stories | 4 |

Exterior

| | |
|-------------------|---------------------------|
| Exterior Features | Balcony |
| Construction | Stone, Stucco, Wood Frame |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 5th, 2025 |
| Days on Market | 4 |
| Zoning | DC |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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