

\$655,000 - 306, 8355 19 Avenue Sw, Calgary

MLS® #A2254413

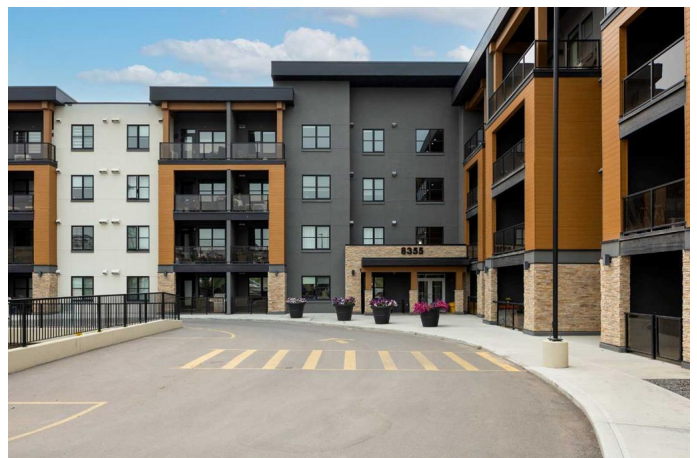
\$655,000

2 Bedroom, 2.00 Bathroom, 1,164 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

Welcome to 85th & Park — an architecturally striking, boutique condo building in the prestigious Aspen Park/Springbank Hill community. Built by one of Calgary’s most respected multifamily developers, renowned for QUALITY CONSTRUCTION and thoughtful design, this residence offers unmatched value in one of the city’s most desirable locations. This spacious LEXINGTON floorplan showcases a CORNER UNIT, 2 BEDROOMS + DEN, 2 FULL BATHROOMS, a FORMAL ENTRY, a LARGE LAUNDRY ROOM, and a seamless open-concept layout that connects the kitchen, dining, and living areas to an oversized L SHAPED BALCONY — perfect for indoor-outdoor living and entertaining. The kitchen is a standout, featuring HIGH-END STAINLESS STEEL APPLIANCES, A QUARTZ COUNTERTOP ISLAND WITH EAT-IN BAR, and sleek custom cabinetry that blends modern style with everyday function. Sunlight pours through the LARGE WINDOWS, while CENTRAL AIR CONDITIONING keeps the home comfortable year-round. Retreat to the impressive PRIMARY SUITE, complete with a LARGE WALK-IN CLOSET and a spa-inspired ensuite that offers a luxurious private escape. This home is further elevated with 2 TITLED PARKING STALLS and 3 STORAGE LOCKERS — exceptional features rarely found in today’s condo market. With quick access to Aspen Landing, Westside Rec Centre, the LRT, and top-ranked schools, this



home delivers the perfect combination of
LOCATION, LIFESTYLE, and QUALITY.

Built in 2023

Essential Information

MLS® #	A2254413
Price	\$655,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,164
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	306, 8355 19 Avenue Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H6G3

Amenities

Amenities	Bicycle Storage, Elevator(s), Secured Parking, Visitor Parking
Parking Spaces	2
Parking	Heated Garage, Parkade, Underground, Secured, Titled

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	In Floor, Natural Gas

Cooling	Central Air
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Stone, Stucco

Additional Information

Date Listed	September 5th, 2025
Days on Market	5
Zoning	DC

Listing Details

Listing Office	KIC Realty
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