

# \$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 & PARK – 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 Calgary's most PRESTIGIOUS SCHOOLS. With quick access to the entire city and a short drive to the MAJESTIC ALBERTA ROCKIES, the location truly can'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	46
Zoning	DC

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.