

# \$385,000 - 318, 8355 19 Avenue Sw, Calgary

MLS® #A2207262

## \$385,000

2 Bedroom, 1.00 Bathroom, 623 sqft  
Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

Welcome to 85th and Park at Aspen, located in the highly sought-after community of Springbank Hill, this 2 bed, 1 bath unit is offered for the first time on the market, so everything is like NEW and with low condo fees! An open-concept layout, designed with contemporary finishes, the kitchen is with a central-island, modern stainless steel appliances- featuring an upgrade of a chimney hood-fan! Offering full-height tiled back splash & kitchen cabinetry, all finished with sleek Quartz-stone countertops. This unit is built with Luxury Vinyl Plank, LED lighting, efficient IN-FLOOR heating & CENTRAL AIR CONDITONING. What more can you ask for? FEATURES: 1 TITLED UNDERGROUND parking stall| ASSIGNED storage space | VISITOR Parking | GAS BBQ line | IN-SUITE Laundry| Sunny & OVERSIZED at 13â€™™8ft x 9â€™™8ft EAST-facing Balcony | Quick access to Calgaryâ€™™s Downtown or head West to the Rocky Mountains or Kananaskis Country. Minutes from Aspen Landing Shopping Centre, Public-transit, access to 69th Train-station, trendy Restaurants, Cafes, Parks and Prestigious Schools, all nearby! With prime location, functionality, and comfort- this unit has it all! Be sure to check-out the virtual online tour or book your private showing today!

Built in 2023

## Essential Information



MLS® #	A2207262
Price	\$385,000
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 10

Zoning DC

### **Listing Details**

Listing Office Century 21 Bravo Realty

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