

210, 8355 19 Avenue SW  
Calgary, Alberta

MLS # A2229884



\$496,888



|                    |                  |                                    |                  |
|--------------------|------------------|------------------------------------|------------------|
| <b>Division:</b>   |                  | Springbank Hill                    |                  |
| <b>Type:</b>       |                  | Residential/Low Rise (2-4 stories) |                  |
| <b>Style:</b>      |                  | Apartment-Single Level Unit        |                  |
| <b>Size:</b>       | 832 sq.ft.       | <b>Age:</b>                        | 2023 (2 yrs old) |
| <b>Beds:</b>       | 2                | <b>Baths:</b>                      | 2                |
| <b>Garage:</b>     |                  | Parkade, Underground               |                  |
| <b>Lot Size:</b>   |                  | -                                  |                  |
| <b>Lot Feat:</b>   |                  | -                                  |                  |
|                    |                  |                                    |                  |
| <b>Heating:</b>    | Central          | <b>Water:</b>                      | -                |
| <b>Floors:</b>     | Carpet, Laminate | <b>Sewer:</b>                      | -                |
| <b>Roof:</b>       | -                | <b>Condo Fee:</b>                  | \$ 416           |
| <b>Basement:</b>   | -                | <b>LLD:</b>                        | -                |
| <b>Exterior:</b>   | See Remarks      | <b>Zoning:</b>                     | DC               |
| <b>Foundation:</b> | -                | <b>Utilities:</b>                  | -                |
| <b>Features:</b>   | See Remarks      |                                    |                  |
|                    |                  |                                    |                  |
| <b>Inclusions:</b> | N/A              |                                    |                  |

Welcome to 85th & Park! Experience elevated condo living in this beautifully designed and upgraded 2 bed, 2 bath unit in the prestigious Aspen Woods/Springbank Hill area of SW Calgary. Built in 2023, this home features stunning quartz countertops, a large central island, modern stainless-steel appliances with a chimney hood fan, and durable laminate flooring throughout. Plush carpet adds warmth to the bedrooms, while the deep soaker tub with full tile surround creates a spa-like feel in one bathroom while the other contains a large shower enclosure. Enjoy in-suite laundry, a sunny southwest-facing balcony with gas hookup, and a prime location directly across from the elevator with no neighbours across the hallway. This unit also includes titled underground parking with private storage directly behind the stall, plus an additional storage locker conveniently located just down the hall. All of this just minutes from shopping, schools, parks, pathways, and golf. Don't miss this opportunity, book your private showing today!