

# \$515,000 - 110, 8355 19 Avenue Sw, Calgary

MLS® #A2198386

**\$515,000**

2 Bedroom, 2.00 Bathroom, 833 sqft  
Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

Welcome to Unit #110 in 85th and Park, a high-quality building in the prestigious Aspen Park / Springbank Hill area built by one of Calgary's best multi-family developers, Cove Properties. This location provides ease of access to shopping, restaurants, parks, walking paths and some of the best schools in the city while providing easy access to Stoney Trail, the mountains and downtown. This building is also alongside an environmental reserve ravine ensuring peacefulness and undisturbed living.

Unit #110 is a convenient first-floor unit, yet the natural grade of the building elevation causes the unit to sit higher up, providing ground floor ease of accessibility combined with increased privacy and enhanced security. This home showcases significant pride of ownership and features an open floorplan with high ceiling, quartz countertops, extended ceiling cabinets, luxury vinyl plank, upgraded stainless steel appliances, and dual primary bedrooms equipped with walk-in closets and their own ensuites. With its south exposure, this home is filled with natural light throughout the day, while the air conditioning ensures comfort on even the hottest days. Additionally, the balcony offers the perfect spot to relax and enjoy the sunshine!

This Gramercy floorplan consists of pristine designed living space, with 2 thoughtfully separated bedrooms, 2 bathrooms, beautiful chef quality kitchen, large living room, large windows and private outdoor



south facing patio. This unit is equipped with a titled and heated parking stall allowing quick and easy access to the unit. Have too many things? Don't worry, this unit comes equipped with a storage unit conveniently located in front of your parking stall for all those items you need but don't want to see everyday. The condo board has been exceptionally managed and aims to continue maintaining their low condo-fees, strong reserve fund and ownership satisfaction! With stunning natural light, modern upgrades, and a prime location near nature and city amenities, it's a home that truly has it all. Don't miss your chance, schedule a viewing today and experience it for yourself!

Built in 2023

### Essential Information

MLS® #	A2198386
Price	\$515,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	833
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	110, 8355 19 Avenue Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H6G3

## Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Visitor Parking
Parking Spaces	1
Parking	Parkade

## Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Wall/Window Air Conditioner, Electric Cooktop, Electric Oven
Heating	In Floor
Cooling	Wall Unit(s)
# of Stories	4

## Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Membrane
Construction	Stone, Stucco

## Additional Information

Date Listed	March 7th, 2025
Days on Market	42
Zoning	DC

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.