

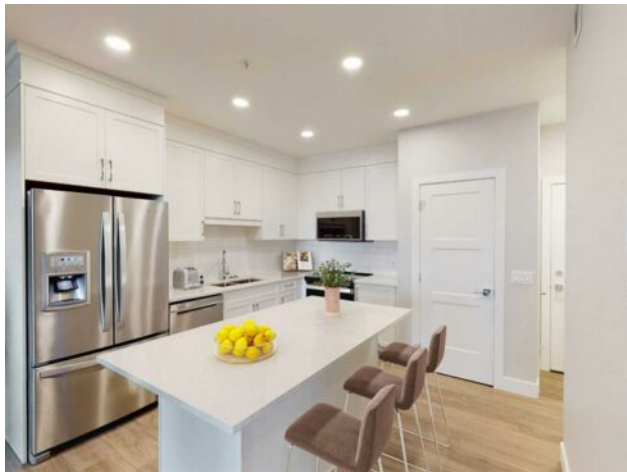


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

120, 8355 19 Avenue SW
Calgary, Alberta

MLS # A2222649



\$359,900

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	612 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 318
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

OPEN HOUSE on Sunday the 3rd August from 11am to 1pm. Experience upscale living at 85th & Park — a rare opportunity to own a sophisticated, air-conditioned condo in the heart of Springbank Hill, one of Calgary's most prestigious and amenity-rich communities. Perfectly positioned next to a protected environmental ravine, this residence offers the serenity of nature alongside modern urban convenience. This beautifully crafted 2-bedroom unit blends contemporary elegance with smart functionality. Inside, you're greeted by a bright and open-concept living space featuring wide-plank luxury vinyl flooring, designer tilework, and premium finishes throughout. The stylish kitchen showcases quartz countertops, full-height cabinetry, a central eating bar, and a suite of sleek stainless steel appliances — ideal for both casual meals and hosting dinner with friends. The spacious living area seamlessly connects to a private, oversized patio, offering the perfect spot for morning coffee or unwinding after work. Whether you're admiring the mountain, prairie, or community views, this outdoor extension of your home invites peaceful moments and fresh air year-round. The bright and generously sized primary bedroom features large windows and a well-appointed closet, while the versatile second bedroom can easily function as a bedroom, home office, or cozy retreat — adapting effortlessly to your lifestyle. Additional highlights include in-suite laundry, air conditioning, and the comfort of titled, heated underground parking. Crafted by one of Alberta's most reputable low-rise multifamily builders, 85th & Park is a showcase of quality construction, thoughtful design, and elevated living. Just a 5-minute stroll to Aspen Landing, one block from the Aspen Springs Shopping District, and a quick 10-minute commute to downtown, this location

puts you close to top schools, transit (including the 69th Street C-Train Station), dining, boutique shopping, and endless pathways woven through the ravine — not to mention fast access to weekend getaways in the Rockies. Whether you're a first-time buyer, savvy investor, or professional seeking convenience without compromise, this home delivers exceptional value in a location that truly has it all. Don't miss your chance to live in one of Calgary's most sought-after addresses — book your private showing today.