



GRASSROOTS
REALTY GROUP

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416, 8355 19 Avenue SW
Calgary, Alberta

MLS # A2250943



\$309,000

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	508 sq.ft.	Age:	2023 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 258
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Quartz Counters, See Remarks		

Inclusions: N/A

Welcome to this stylish top-floor 1 BEDROOM, 1 BATHROOM condo in the sought-after community of Springbank Hill! With 508 sq. ft. of thoughtfully designed living space, this unit combines modern finishes with functional design. Step inside to find LUXURY VINYL PLANK flooring, QUARTZ countertops, QUARTZ backsplash, and sleek STAINLESS STEEL APPLIANCES—including a fridge with water dispenser. The kitchen is both beautiful and practical, featuring FULL HEIGHT CABINETRY, SOFT-CLOSE WOOD GRAIN interiors cabinets, and an UNDER MOUNT sink. A BUILT IN MEDIA/TECH centre adds versatility, while DUAL CLOSETS and a vanity with drawers provide smart storage solutions. Stay cool year-round with the IN-UNIT WALL AIR CONDITIONER, and relax outdoors on your spacious NORTH FACING PATIO with a GAS LINE—perfect for BBQs and quiet evenings at home. Being on the top floor means NO NEIGHBOURS ABOVE YOU, giving you peace and privacy. Perfectly located with EASY ACCESS TO MAJOR ROADWAYS, SHOPPING, CAFES, and NEARBY PARKS, this home balances COMFORT, STYLE, and URBAN CONVENIENCE. Come and see what OVER \$12,000 IN UPGRADES gets you! Whether you’re a first-time buyer, investor, or looking to downsize, this condo is move-in ready and waiting for you!