



**GRASSROOTS**  
REALTY GROUP

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

201, 8355 19 Avenue SW  
Calgary, Alberta

MLS # A2274043



**\$409,900**

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	832 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor
Floors:	Carpet, Vinyl
Roof:	-
Basement:	-
Exterior:	Brick, Stone, Stucco
Foundation:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 419
LLD:	-
Zoning:	DC
Utilities:	-

Inclusions: N/A

Don't miss out on this 2023-built unit—it still looks brand new inside. It is perfect for a first-time buyer or investor. This unit has only one neighbouring side and features an open-concept floor plan with 9 ft ceilings. The spacious living room comfortably fits a full-size couch, and a patio door leads out to the deck. The modern, bright white kitchen includes QUARTZ countertops, ample cabinet storage, a centre island, and stainless steel appliances. There are two good-sized bedrooms. The primary bedroom includes a walk-in closet and a 3-piece ensuite. The second bedroom also has a walk-in closet and direct access to the 4-piece bathroom. In-unit washer and dryer included. The titled underground parking stall is large enough for an SUV, The assigned storage room is the largest one in the building, and the owner paid \$5,500 for it. Walking distance to Aspen Landing Shopping Centre, and only a 5 minute drive to the 69 St C-Train station, Rundle College, the well-known Griffith Woods School (K&ndash;9), and Ernest Manning High School.