



302, 8355 19 Avenue SW
Calgary, Alberta

MLS # A2290159



\$325,000

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	596 sq.ft.	Age:	2023 (3 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, In Garage Electric Vehicle Charging Station(s), Parkade, Priv		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 302
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Elevator, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

Inclusions: Key fob (2)

Welcome to stylish, low maintenance living in the heart of Calgary. This beautifully upgraded one bedroom condominium offers the perfect balance of modern finishes and everyday functionality, ideal for first time buyers, investors, or anyone looking to simplify without sacrificing style. From the moment you step inside, you will appreciate the bright open layout, enhanced by large windows and luxury vinyl plank flooring that flows throughout the main living space. The atmosphere is warm and inviting, with a layout designed to make the most of every square foot. The kitchen is sure to impress with 40 inch upper cabinets extended to the ceiling with filler, sleek quartz countertops, stainless steel appliances including a fridge with ice and water, and generous cabinet and counter space. Whether you love to cook or prefer to entertain, this kitchen delivers both beauty and practicality. The in suite laundry is thoughtfully tucked away in its own dedicated closet, keeping everything neat and out of sight. The spacious living room has patio doors to your private balcony, offering room for comfortable seating and complete with a gas line for your BBQ. It is the perfect place to relax at the end of the day or host friends on warm evenings. The bedroom easily fits a king size bed and features a convenient walkthrough closet leading to the elegant four piece bathroom. Here you will find quartz counters, excellent storage, and tile that extends to the ceiling in the tub and shower, creating a polished, upscale feel. This home also includes a prime end unit parking stall in the heated parkade, complete with additional storage and the added bonus of a private EV plug. The pet friendly building welcomes your furry companions with approval. Set within a walkable community filled with scenic pathways, easy access to transit and the LRT, and an array of shops, restaurants, and amenities

just steps away, the location is truly exceptional. You may find you rarely need your car. With modern upgrades, smart design, and an unbeatable setting, this is an incredible opportunity to enter the Calgary market in style.