



**GRASSROOTS**  
REALTY GROUP

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

210, 8355 19 Avenue SW  
Calgary, Alberta

MLS # A2291696



**\$469,900**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	835 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 416
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Quartz Counters		

**Inclusions:** n/a

Like new! Immaculately kept 2-bedroom unit in Springbank Hill. Situated with a sunny SW exposure with views over the rooftops of the ravine & the Rocky Mountains. 85th & Park is full of upscale finishings and extras that are not so common in apartment developments. Sprawling modern open plan with room for the largest furniture sets & flooded with natural light. Chef's kitchen with quartz island & perimeter countertops, deluxe stainless steel appliance package, full height cabinetry, & timeless subway tile backsplash. 2 very generously sized bedrooms in a double-primary configuration. Both bedrooms enjoy full ensuite bathrooms & large walk-through closets. Spectacular storage with 2 storage lockers; one located on the same floor as the unit, and another above the parking stall. Fantastic for tires, seasonal equipment, and more! Just steps to all the many amenities of Aspen Landing and minutes to transit, shopping, community rec centers, West Springs, & all amenities. A premium location in Calgary's West side at a very affordable price point offering exception value!