



**304, 8355 19 Avenue SW
Calgary, Alberta**

MLS # A2169402



\$529,500

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	984 sq.ft.	Age:	2023 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Off Street, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 482
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	N/A		

Located in the prestigious 85th & PARK community in Springbank Hill. This Aspen Park Condo is steps away from Shops, Amenities, Restaurants, Schools, and Transportation. Enjoy living beside an environmental reserve (Ravine) with exceptional Walking Paths and easy access to all the spectacular amenities this amazing location and Condo has to offer. Enjoy high end open concept living space, with an additional freedom of the wrap around balcony. Take in the calming colour palette that welcomes you to the beautiful kitchen island, that is surrounded by large windows. Stay cool with the CENTRAL A/C that keeps this unit comfortable for all seasons. This two bedroom unit has a huge Primary Suite with walk through closet and Large Ensuite. Guests and Family will enjoy the privacy of the location of the second very large bedroom, within steps of the 4 piece bathroom. This beautiful condo is with upgraded Carpet, LED lighting, and LVP flooring. Enjoy your Titled Parkade Parking with private storage, Bike Storage, and EV Charging. Safety features include ID tags for all entry points, video surveillance, and well lit parkade courtyard. Amazing Value for this LARGE Condo with, A/C on the 3rd floor, Steps away from all of the in amenities in Aspen Landing, and walking/riding Paths that lead into Rockyview County, in the desirable community of Springbank Hill.