

\$519,900 - 217, 8355 19 Avenue Sw, Calgary

MLS® #A2137347

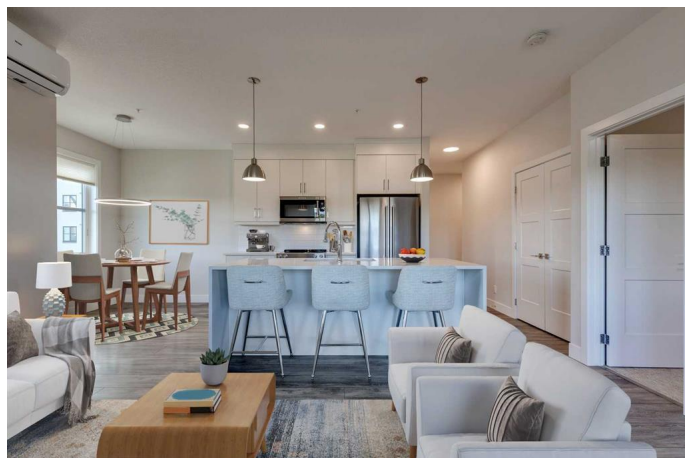
\$519,900

2 Bedroom, 2.00 Bathroom, 978 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

Located in the prestigious Aspen Park / Springbank Hill area and just steps away from the vibrant shops and restaurants of Aspen Landing, the 85th and Park boutique condo development offers the perfect blend of city amenities and natural serenity. Enjoy living beside a protected environmental reserve (ravine) with extensive recreational walking paths and easy access to the 69th Street LRT, Westside Rec Centre, mountains, downtown, and the new ring road. Step through the formal entryway into nearly 1,000 sq. ft. of thoughtfully designed living space, highlighted by soaring 9-ft ceilings. The open-concept living area is flooded with natural light from expansive windows and provides ample room for dining and entertaining. The heart of the home is the professional-grade kitchen, showcasing a top-of-the-line selection package that includes: upgraded Kitchen Aid appliances (ice/water, Ceran stove top), quartz countertops and a waterfall island, soft close dovetailed birch drawers, full height cabinetry, under cabinet lighting, and an oversized pantry. The sprawling 308 sq. ft. wrap-around terrace, with uninterrupted views of the environmental reserve and walking path, is an extension of your living space and perfect for memorable outdoor gatherings with the convenience of a natural gas BBQ line. For added privacy, the guest bedroom and bathroom are thoughtfully separated from the main living area. The primary bedroom has room for a king-size bedroom set and features



a custom-built walk-through closet and private ensuite. Additional highlights include: walk-in laundry, extensive in-suite storage, including a convenient same-floor storage room and a second locker in the parkade, two secure bike storage rooms, designer color palettes, LED pot lights, custom closet organizers, upgraded carpet + LVP flooring and custom cordless room darkening blinds. This pet-friendly condo also ensures year-round comfort with in-floor heating and air conditioning. Built by Cove Properties, one of Calgary's top multifamily developers, this exceptional condo is the ultimate in quality craftsmanship and luxurious living. Don't miss this opportunity!

Built in 2023

Essential Information

MLS® #	A2137347
Price	\$519,900
Sold Price	\$510,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	978
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	217, 8355 19 Avenue Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6G3

Amenities

Amenities	Bicycle Storage, Secured Parking, Storage, Trash
Parking Spaces	1
Parking	Parkade, Secured, Stall, Titled

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Natural Gas
Cooling	Wall Unit(s)
# of Stories	4

Exterior

Exterior Features	Courtyard
Roof	Membrane
Construction	Stone, Stucco, Wood Frame

Additional Information

Date Listed	June 1st, 2024
Date Sold	June 28th, 2024
Days on Market	27
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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