



THE
A-TEAM

**RE/MAX
FIRST**

8355 19 Avenue #119, Calgary T3H 6G3

MLS®#: **A2124441**

Area: **Springbank Hill**

Listing Date: **04/18/24**

List Price: **\$349,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 08-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **505**
Low Sqft:
Ttl Sqft: **505**

Access:
Lot Feat:
Park Feat:

Underground

DOM

31

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **In Floor**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete, Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
Int Feat: **Kitchen Island, Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 7`10"	Bedroom - Primary	Main	10`8" x 8`11"
Entrance	Main	6`10" x 5`11"	Kitchen	Main	11`3" x 8`7"
Laundry	Main	3`2" x 3`3"	Living Room	Main	13`9" x 9`11"
Balcony	Main	7`8" x 18`4"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$260

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc:

2310743

Remarks

Pub Rmks:

Welcome to 85th & Park, an elegant condo building nestled in the prestigious community of Springbank Hill which is adorned with top schools, ravine views and play grounds. Perfectly situated a short walk from the mature Aspen Landing shopping mall and next to an extensive walking path, this immaculately designed residence offers both tranquility and convenience, amenities include grocery stores, boutique fitness studio, clinics, and a diverse array of dining and entertainment options. This thoughtfully crafted main floor condo boasts 505 sq.ft. of meticulously designed living space and features 1 bedroom, 1 bathroom, and 1 titled underground parking stall. Inside, you'll find quartz countertops, a designer tile backsplash, stainless steel appliances, in-suite laundry, in-floor heating, and to top it all, an individual air-conditioning unit. Additionally, you'll be captivated by the expansive patio, perfect for entertaining guests or unwinding in the fresh air. Built by Cove Properties, one of Calgary's leading multifamily developers renowned for their commitment to quality construction, The 85th & Park exemplifies excellence in every detail. Don't miss out on the chance to elevate your lifestyle in this exceptional residence!

Inclusions:

n/a

Property Listed By:

CIR Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









