



THE
A-TEAM

**RE/MAX
FIRST**

8355 19 Avenue #104, Calgary T3H 6G3

MLS® #: **A2165568**

Area: **Springbank Hill**

Listing Date: **09/13/24**

List Price: **\$535,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,011**
Low Sqft:
Ttl Sqft: **1,011**

DOM

6

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Off Street,Parkade,Underground

Utilities and Features

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

Construction: **Stone,Stucco**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Kitchen Island,Open Floorplan,Recessed Lighting,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`0" x 10`6"
Dining Room	Main	9`7" x 6`9"
Walk-In Closet	Main	6`7" x 5`0"
Foyer	Main	8`8" x 4`5"
Laundry	Main	5`3" x 4`8"
Balcony	Main	30`4" x 10`3"

Room	Level	Dimensions
Kitchen	Main	9`11" x 9`3"
Bedroom - Primary	Main	14`0" x 10`0"
4pc Ensuite bath	Main	9`1" x 4`11"
Bedroom	Main	10`3" x 9`10"
4pc Bathroom	Main	8`3" x 4`10"

Legal/Tax/Financial

Condo Fee:
\$482

Title: **Fee Simple**
Fee Freq:

Zoning: **DC**

Monthly

Legal Desc: 2310743

Remarks

Pub Rmks: Located in the desirable Springbank Hill neighbourhood and just a short walk from the lively shops and restaurants at Aspen Landing, the 85th and Park boutique condos offer the ideal mix of city convenience and peaceful nature. Step into over 1,000 sq. ft. of well-designed living space with high ceilings. The open-concept living area is bright and spacious, with large windows that bring in natural light, perfect for dining and entertaining. The kitchen is a chef's dream, featuring upgraded stainless steel appliances, quartz countertops, soft-close drawers and extended cabinets. The large wrap-around patio offers a private ground level entry, making it a great spot for outdoor gatherings, complete with glass railings and a natural gas BBQ hookup. The guest bedroom and bathroom are separated from the main living area for added privacy. The primary bedroom comfortably fits a king-size bed and has a walk-through closet and private ensuite with double vanity. Other features include a titled heated underground parking stall, laundry room with in-suite storage, a separate assigned storage locker, secure bike storage rooms, upgraded luxury vinyl plank flooring throughout, and custom window coverings. This pet-friendly condo has in-floor heating and an upgraded feature electric fireplace. Enjoy living next to a protected ravine with walking paths and easy access to the 69th Street LRT, Westside Rec Centre, mountains, downtown, and the ring road. Built by Cove Properties, a top developer in Calgary, this condo offers high-quality craftsmanship and luxury living. Don't miss out!

Inclusions: n/a
Property Listed By: CIR Realty

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











