



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: **\$519,900**

Status: **Pending**

County: **Calgary**

Change: **-\$15k, 22-Oct**

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

131
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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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**

Legal Desc:

2310743

Monthly

Remarks

Pub Rmks:

Stunning Ground-Floor Condo in Springbank Hill Welcome to this exceptional condo in Springbank Hill, designed for comfort, convenience, and luxury. Built by Cove Properties, a top Calgary developer, this home is ideal for downsizers or those seeking easy accessibility without sacrificing quality. Step into over 1,000 sq. ft. of well-planned living space with high ceilings and upgraded luxury vinyl plank flooring throughout. The open-concept kitchen is a chef's dream, featuring upgraded stainless steel appliances, quartz countertops, soft-close drawers, and extended cabinetry. The primary bedroom comfortably fits a king-size bed and includes a walk-through closet leading to a private ensuite with a double vanity. The guest bedroom and bathroom are thoughtfully separated for added privacy. Additional features include in-floor heating, custom window coverings, and an upgraded electric fireplace for cozy evenings. Enjoy private, ground-level access with a spacious wrap-around patio featuring glass railings and a natural gas BBQ hookup. Perfect for outdoor relaxation or entertaining, this rare feature provides easy mobility and pet-friendly convenience. Natural light streams through large windows, creating a warm and inviting atmosphere without the discomfort of direct, scorching sun—ideal for those who prefer a cooler, balanced living space. This condo includes: A titled heated underground parking stall for convenience. An overhead storage locker above the parking spot. A separate, full-size assigned storage unit for downsizing needs. Check with Cove Properties about any additional parking available. EV charging could be an option pending board approval. The condo board's excellent management ensures low fees, strong operations, and a well-funded reserve. At the recent AGM, residents celebrated the property's exceptional condition, thanks to its attentive care and developer expertise. Nestled next to a protected ravine with walking paths, this condo combines tranquility with convenience: A short walk to Aspen Landing for boutique shopping and dining. Close to the 69th Street LRT, Westside Rec Centre, and downtown. Quick access to the mountains and nearby highways. Whether you're downsizing or looking for a thoughtfully designed home in a prime location, this condo delivers on every level. Don't miss your chance—schedule a viewing today!

Inclusions:

n/a

Property Listed By:

CIR Realty

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











