



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8355 19 Avenue #304, Calgary T3H6G3**

MLS® #: **A2169402**      Area: **Springbank Hill**      Listing Date: **10/09/24**      List Price: **\$529,500**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Heated Garage,Off Street,Parkade,Secured,Stall,Titled,Underground**

DOM

**43**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **In Floor,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,Courtyard**

Construction: **Concrete,Stone,Stucco**  
 Flooring: **Carpet,Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**  
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`0" x 10`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`7" x 9`1"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>6`7" x 5`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`2" x 9`10"</b>
<b>Storage</b>	<b>Main</b>	<b>4`3" x 2`9"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`3" x 4`10"</b>
<b>Balcony</b>	<b>Main</b>	<b>10`4" x 4`10"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`0" x 9`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`0" x 10`0"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>9`1" x 4`11"</b>
<b>Foyer</b>	<b>Main</b>	<b>8`9" x 4`5"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`3" x 4`8"</b>
<b>Balcony</b>	<b>Main</b>	<b>30`5" x 10`0"</b>

Condo Fee:  
**\$482**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **2310743**

Remarks

Pub Rmks: **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.**

Inclusions:  
Property Listed By: **N/A**  
**Century 21 Bamber Realty LTD.**

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















