



THE
A-TEAM

**RE/MAX
FIRST**

8355 19 Avenue #318, Calgary T3H6G3

MLS® #: **A2207262**

Area: **Springbank Hill**

Listing Date: **04/01/25**

List Price: **\$379,999**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 17-Apr**

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: **623**
Low Sqft:
Ttl Sqft: **623**

DOM

23
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Stall,Underground**

Utilities and Features

Roof:
Heating: **In Floor**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Mixed,Stone,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Electric Stove,Microwave,Range,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Kitchen Island,No Animal Home,Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`10" x 11`3"	Kitchen	Main	12`1" x 9`2"
Bedroom - Primary	Main	12`4" x 10`2"	Bedroom	Main	10`1" x 9`5"
4pc Bathroom	Main	8`10" x 4`11"	Laundry	Main	3`2" x 3`2"
Balcony	Main	13`8" x 9`8"			

Legal/Tax/Financial

Condo Fee:
\$315

Title:
Fee Simple

Zoning:
DC

Legal Desc:	2310743	Fee Freq: Monthly	Remarks
Pub Rmks:	WELCOME TO 85TH & PARK” — a luxury 2-bedroom, 1-bathroom condo located in the highly sought-after community of SPRINGBANK HILL. This stylish home offers the perfect blend of comfort and convenience. Enjoy being just steps away from ASPEN LANDING SHOPPING CENTRE, the 69th Street C-Train Station, and some of Calgary’s most PRESTIGIOUS SCHOOLS. With quick access to the entire city and a short drive to the MAJESTIC ALBERTA ROCKIES, the location truly can’t be beat. Inside, the unit is thoughtfully designed with high-end finishes, including: Energy-efficient IN-FLOOR HEATING, LED LIGHTING throughout, VENTILATION SYSTEM and AIR CONDITIONING for year-round comfort, a SPACIOUS PRIVATE BALCONY with a gas line, perfect for summer days. Stunning QUARTZ COUNTERTOPS and a large CENTRAL-ISLAND, Modern STAINLESS-STEEL APPLIANCES with a CHIMNEY HOOD FAN, DEEP SOAKER TUB with full tile surround, IN-SUITE Laundry and much more. The unit also comes with SECURE, HEATED-UNDERGROUND PARKING and a PRIVATE STORAGE UNIT. With LOW CONDO FEES, an unbeatable location, and luxury finishes throughout, this home has it all. Don't miss your chance—book your private showing today!		
Inclusions:	N/A		
Property Listed By:	Century 21 Bravo Realty		

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









