



## 8355 19 Avenue Calgary Alberta

\$529,500

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. (id:6769)

Living room 15.00 Ft x 10.50 Ft

Kitchen 10.00 Ft x 9.33 Ft

Dining room 9.58 Ft x 9.08 Ft

Primary Bedroom 14.00 Ft x 10.00 Ft

Other 6.58 Ft x 5.00 Ft

4pc Bathroom 9.08 Ft x 4.92 Ft

Bedroom 10.17 Ft x 9.83 Ft

Foyer 8.75 Ft x 4.42 Ft

Storage 4.25 Ft x 2.75 Ft

Laundry room 5.25 Ft x 4.67 Ft

4pc Bathroom 8.25 Ft x 4.83 Ft

Other 30.42 Ft x 10.00 Ft

Other 10.33 Ft x 4.83 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bamber Realty LTD.



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REALTY

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