



GRASSROOTS
REALTY GROUP

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302, 8355 19 Avenue SW
Calgary, Alberta

MLS # A2318899



\$299,900

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	596 sq.ft.	Age:	2023 (3 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, In Garage Electric Vehicle Charging Station(s), Parkade, Priv		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 310
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Elevator, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

Inclusions: Key fob (2)

Looking for a home that offers style, convenience, and exceptional value? This beautifully upgraded one bedroom condominium is the perfect opportunity for first time buyers, investors, downsizers, or anyone who wants a low maintenance home in a highly walkable location. Step inside and discover a bright, thoughtfully designed floor plan where every square foot is put to good use. Luxury vinyl plank flooring flows throughout the main living area, while large windows fill the space with natural light and create an inviting atmosphere. The kitchen is both functional and beautiful, featuring quartz countertops, stainless steel appliances, a refrigerator with ice and water, and full height cabinetry extended to the ceiling. Whether you are preparing a quick meal or hosting friends, this space is designed to make everyday living easy. The spacious living room offers flexibility for furniture placement and opens directly onto your balcony. With a convenient gas line already in place for your BBQ, this outdoor space becomes a natural extension of your home during the warmer months. The bedroom is generously sized and easily accommodates a king bed. A walkthrough closet leads to the well appointed four piece bathroom where quartz counters, excellent storage, and full height tile surround, in the tub, creates a clean, modern finish. Additional features include in suite laundry with dedicated storage space, a heated underground end parking stall, an assigned storage area, and a PRIVATE EV plug. The pet friendly building welcomes your furry companion with board approval. What truly sets this property apart is the location. Enjoy easy access to shopping, restaurants, coffee shops, transit, and the LRT, along with nearby pathways for walking, running, and cycling. Leave the car parked and enjoy the convenience of having daily amenities just moments from your door.

Offering modern finishes, practical design, underground parking, EV charging, and an outstanding location, this home is an excellent opportunity to own in one of Calgary's most convenient and vibrant communities.