



GRASSROOTS
REALTY GROUP

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219, 8355 19 Avenue SW
Calgary, Alberta

MLS # A2329159



\$260,000

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	505 sq.ft.	Age:	2023 (3 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 258
Basement:	None	LLD:	-
Exterior:	Stone, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Elevator, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: window coverings, mail key

85th & Park is an immaculately designed, architecturally striking boutique condominium in the prestigious community of Springbank Hill. This exceptional 2nd floor residence offers the ideal blend of luxury, comfort, and convenience. Cove built in 2023, showcasing a thoughtfully designed open-concept floor plan enhanced by contemporary finishes throughout. The gourmet kitchen features full-height cabinetry, elegant quartz countertops, Stainless appliances and well laid-out workspace, flowing seamlessly into the bright living area. Step outside to the spacious balcony, complete with a natural gas hookup for your BBQ—perfect for relaxing or entertaining. The primary retreat offers a walk-in closet and a relaxing ensuite with soaker tub. In-suite Laundry. Enjoy the convenience and peace of mind of a secured titled underground parking stall with a hanging cage. Bike Storage. Additional storage may also be available through the property management. Ideally located just minutes from Aspen Landing, Westside Recreation Centre, the LRT, a plethora of excellent shopping, eateries & top rated schools.. Good access to major commuter routes. This condo delivers an outstanding combination of location, quality & urban convenience. Immediate possession. This isn't just a home—it's a lifestyle!