

# \$374,900 - 120, 8355 19 Avenue Sw, Calgary

MLS® #A2222649

**\$374,900**

2 Bedroom, 1.00 Bathroom, 612 sqft  
Residential on 0.00 Acres

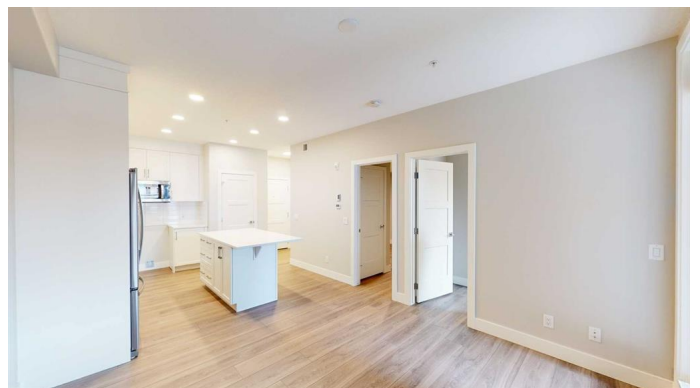
Springbank Hill, Calgary, Alberta

Experience upscale living at 85th & Park â€” a rare opportunity to own a sophisticated, air-conditioned condo in the heart of Springbank Hill, one of Calgaryâ€™s most prestigious and amenity-rich communities. Perfectly positioned next to a protected environmental ravine, this residence offers the serenity of nature alongside modern urban convenience.

This beautifully crafted 2-bedroom unit blends contemporary elegance with smart functionality. Inside, you're greeted by a bright and open-concept living space featuring wide-plank luxury vinyl flooring, designer tilework, and premium finishes throughout. The stylish kitchen showcases quartz countertops, full-height cabinetry, a central eating bar, and a suite of sleek stainless steel appliances â€” ideal for both casual meals and hosting dinner with friends.

The spacious living area seamlessly connects to a private, oversized patio, offering the perfect spot for morning coffee or unwinding after work. Whether you're admiring the mountain, prairie, or community views, this outdoor extension of your home invites peaceful moments and fresh air year-round.

The bright and generously sized primary bedroom features large windows and a well-appointed closet, while the versatile second bedroom can easily function as a



bedroom, home office, or cozy retreat”  
adapting effortlessly to your lifestyle. Additional  
highlights include in-suite laundry, air  
conditioning, and the comfort of titled, heated  
underground parking.

Crafted by one of Alberta’s most reputable  
low-rise multifamily builders, 85th & Park is a  
showcase of quality construction, thoughtful  
design, and elevated living.

Just a 5-minute stroll to Aspen Landing, one  
block from the Aspen Springs Shopping  
District, and a quick 10-minute commute to  
downtown, this location puts you close to top  
schools, transit (including the 69th Street  
C-Train Station), dining, boutique shopping,  
and endless pathways woven through the  
ravine” not to mention fast access to  
weekend getaways in the Rockies.

Whether you're a first-time buyer, savvy  
investor, or professional seeking convenience  
without compromise, this home delivers  
exceptional value in a location that truly has it  
all.

Don't miss your chance to live in one of  
Calgary’s most sought-after addresses”  
book your private showing today.

Built in 2023

**Essential Information**

MLS® #	A2222649
Price	\$374,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	612
Acres	0.00
Year Built	2023

Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	120, 8355 19 Avenue Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6G3

### Amenities

Amenities	Elevator(s)
Parking Spaces	1
Parking	Parkade

### Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	In Floor
Cooling	Wall Unit(s)
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Stone, Stucco, Wood Frame

### Additional Information

Date Listed	May 19th, 2025
Days on Market	5
Zoning	DC

### Listing Details

Listing Office	Power Properties
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