

409, 8355 19 Avenue SW  
Calgary, Alberta

MLS # A2222703



**\$795,000**

|                  |                                                           |               |                  |
|------------------|-----------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Springbank Hill                                           |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                        |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit                               |               |                  |
| <b>Size:</b>     | 1,648 sq.ft.                                              | <b>Age:</b>   | 2023 (2 yrs old) |
| <b>Beds:</b>     | 3                                                         | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Heated Garage, Secured, Side By Side, Titled, Underground |               |                  |
| <b>Lot Size:</b> | -                                                         |               |                  |
| <b>Lot Feat:</b> | -                                                         |               |                  |

|                    |                                                                                                                                  |                   |        |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | In Floor, Natural Gas                                                                                                            | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                                                                                                   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                                                                | <b>Condo Fee:</b> | \$ 810 |
| <b>Basement:</b>   | None                                                                                                                             | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Stucco                                                                                                                    | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | Poured Concrete                                                                                                                  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |                   |        |

**Inclusions:** .

This exceptional residence perfectly balances style and functionality, ideal for those looking to downsize without compromising on space or comfort. Boasting over 1,648 sq. ft. in a spacious bungalow layout, this sunny, south-facing penthouse offers three bedrooms, three bathrooms, a dining room, a welcoming foyer, and a generous walk-in closet. Included are two titled parking stalls with storage, all maintenance-free, complemented by breathtaking views of the majestic Rocky Mountains. Located in the prestigious Springbank Hill neighborhood, this timelessly designed home redefines luxury urban living, with convenient access to premier shopping and just a short drive to downtown Calgary. Situated on the top floor, the open-concept floor plan is thoughtfully designed with modern finishes and was built nearly new in 2023. The gourmet kitchen is a chef's dream, featuring elegant quartz countertops, a spacious waterfall island with designer pendant lighting, seating for four, a stylish quartz backsplash, and a pantry cabinet for ample storage—perfect for entertaining guests. The living room exudes warmth and charm with a striking stone-clad fireplace, creating a cozy setting for relaxing evenings. The master suite impresses with a large walk-in closet and a luxurious ensuite bathroom complete with dual vanities and an oversized shower. The second bedroom offers flexible space that can easily convert to a home office, while the third bedroom boasts a walkthrough closet leading to a private four-piece ensuite—ideal for guests. A large laundry room with abundant storage rounds out the practical layout. Step outside to the spacious balcony to soak in panoramic mountain and valley views, all while enjoying natural light streaming through large windows outfitted with custom blinds. Two secure underground parking stalls and two titled storage lockers offer

ultimate convenience and peace of mind. This residence is surrounded by future parks and just a short stroll from Aspen Landing, where you'll find a variety of dining, shopping, and amenities. Nestled close to nature yet minutes from downtown Calgary, the mountains, and the airport, this location provides the perfect blend of accessibility and tranquility. Whether you're seeking a stylish second home or downsizing with winter travel in mind, this stunning property could be your perfect fit. Don't miss the chance to explore the immersive virtual tour of this remarkable home!