

# \$685,000 - 415, 8355 19 Avenue Sw, Calgary

MLS® #A2224175

## \$685,000

2 Bedroom, 2.00 Bathroom, 1,161 sqft  
Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

Welcome to this stunning top-floor, corner-unit condo offering over 1,100 sq ft of beautifully designed living space, featuring 2 bedrooms, 2 bathrooms, and an exceptional layout that blends comfort with functionality.

From the moment you step inside, youâ€™re greeted by an abundance of natural sunlight and a spacious front entry. To your left, a discreet laundry area and a generous flex room with double doorsâ€™ideal as a home office or additional storageâ€™add to the versatility of this home. The thoughtful split-bedroom layout ensures privacy, with a large secondary bedroom and full bathroom on one side, and a spacious primary suite on the other, complete with a walk-in closet and private ensuite.

At the heart of the home is the open-concept great room, dining area, and gourmet kitchenâ€™perfect for entertaining. Step outside onto the expansive wraparound balcony and take in the serene ravine and mountain views.

Two conveniently located underground parking stalls (#39 & #40) are just steps from the stairwellâ€™making it a breeze to run up to the unit or quickly access your vehicle.

Perfectly situated just a short walk to Aspen Landingâ€™s shops, restaurants, and amenities, and within close proximity to top-rated public and private schools. Enjoy



easy access to downtown Calgary, the mountains, and the airport, along with nearby public transit and future park spaces.

Whether you're downsizing, investing, or seeking a lock-and-leave lifestyle for winter travel, this impressive residence offers it all.

Built in 2023

**Essential Information**

MLS® #	A2224175
Price	\$685,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,161
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	415, 8355 19 Avenue Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6G3

**Amenities**

Amenities	Elevator(s), Visitor Parking
Parking Spaces	2
Parking	Titled, Underground

**Interior**

Interior Features	Kitchen Island, Open Floorplan, See Remarks, Storage, Walk-In
-------------------	---

	Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Stone, Stucco, Wood Frame

## Additional Information

Date Listed	June 5th, 2025
Days on Market	33
Zoning	DC
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.