

302, 8355 19 Avenue SW  
Calgary, Alberta

MLS # A2273885



## \$349,900

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

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | In Floor  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl Plank   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 302 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame   | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Elevator, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows |                   |        |

**Inclusions:** Key fob (2)

Welcome home to this beautifully upgraded 1 bedroom adorable condominium that combines modern style with everyday convenience. As you enter, you will immediately fall in love with the bright, open concept living area, featuring large windows, luxury vinyl plank flooring, and a warm, cheerful vibe throughout. The gorgeous kitchen is a true highlight, boasting 40" upper cabinets extended to the ceiling with filler, elegant quartz countertops, stainless steel appliances (including a fridge with ice and water), and an abundance of both cabinet and counter space. The laundry area is cleverly tucked away in its own dedicated closet for added convenience. Step into the spacious living room with patio doors leading out to your private balcony, the perfect spot to unwind or entertain, complete with space for seating and a gas line for your BBQ. The bedroom is generous in size, easily accommodating a king-size bed and featuring a walkthrough closet that leads to the stylish 4 piece bathroom, with quartz counters, great storage, and tile to the ceiling in the tub/shower. This fabulous home also includes a prime end unit parking stall in the heated parkade, offering extra storage and the incredible bonus of an EV plug for your convenience. Enjoy a pet friendly building (with approval) in a walkable community featuring scenic paths, close access to transit and the LRT, and an impressive selection of shops, restaurants, and amenities just steps from your door. You may never need to drive again. The perfect blend of modern upgrades, thoughtful design, and unbeatable location, this condo truly has it all. Don't miss your chance to call this charming home your own. This is an incredible way to get into the Calgary market.