

# \$849,900 - 409, 8355 19 Avenue Sw, Calgary

MLS® #A2195293

**\$849,900**

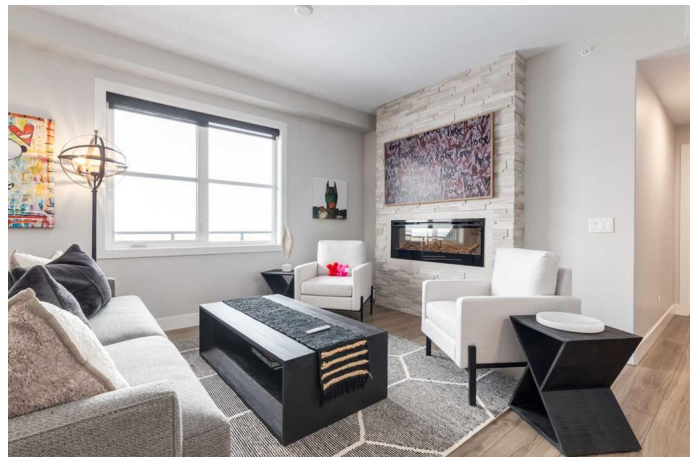
3 Bedroom, 3.00 Bathroom, 1,660 sqft  
Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

Welcome to your brand-new, top-floor Rockefeller Penthouse in the highly sought-after 85th & Park building. This exquisite 3-bedroom, 2.5-bathroom residence offers single-level living with 1,778 sq. ft. (architectural) / 1,660 sq. ft. (RMS) of impeccably designed space—perfect for downsizing without sacrificing comfort or style.

Nestled beside a protected environmental reserve, this home offers a serene natural setting with extensive walking paths woven throughout the community. Enjoy breathtaking, unobstructed views of the mountains, prairies, and surrounding neighborhood from your expansive south-facing private patio. Just a 5-minute walk to Aspen Landing, you™ have access to boutique shops, gourmet dining, and essential services. Plus, with downtown Calgary just 10 minutes away, convenience is at your doorstep.

Inside, the thoughtfully designed layout features a private formal entry, a spacious walk-in laundry room with side-by-side washer and dryer plus a sink, and a grand master suite with a spa-inspired ensuite. The extra-large chef™s kitchen is a true highlight, featuring full-height custom wood cabinetry, quartz countertops and backsplash, and premium stainless steel appliances. The second and third bedrooms provide flexible space for guests, a home office, or additional living needs.



High-end details throughout include luxury vinyl plank flooring, designer-selected fixtures, and air conditioning for year-round comfort. This penthouse also comes with two titled underground parking stalls and a spacious walk-in storage unit.

Built by Cove Properties—one of Calgary’s top multi-family developers with a reputation for superior quality and craftsmanship—85th & Park offers an exclusive living experience in one of the city's most desirable communities.

Aspen and West Springs are known for their top-rated schools, lush green spaces, and family-friendly amenities. With easy access to major roadways, the Rocky Mountains, and urban conveniences, this location truly offers the best of both worlds.

An HOA fee will be implemented in the community; however, the amount and timeline for activation are currently unknown.

Don’t miss your opportunity to own this exceptional penthouse—schedule your private tour today!

Built in 2023

### **Essential Information**

MLS® #	A2195293
Price	\$849,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,660
Acres	0.00
Year Built	2023

Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### **Community Information**

Address	409, 8355 19 Avenue Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6G3

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Heated Garage, Stall, Titled, Underground, Side By Side, Secured

### **Interior**

Interior Features	Kitchen Island, No Animal Home, Open Floorplan, Stone Counters, Walk-In Closet(s), Elevator
Appliances	Central Air Conditioner, Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	In Floor, Natural Gas
Cooling	Central Air
# of Stories	4

### **Exterior**

Exterior Features	Courtyard
Roof	Membrane
Construction	Stone, Stucco, Wood Frame

### **Additional Information**

Date Listed	February 24th, 2025
Days on Market	38
Zoning	DC
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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