

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

MLS® #A2195293

\$849,900

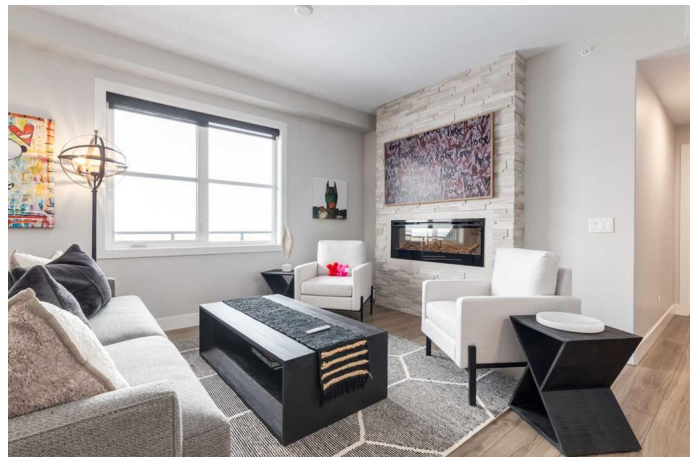
3 Bedroom, 3.00 Bathroom, 1,660 sqft
Residential on 0.00 Acres

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. |
|----------------|-------------------------------|

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.