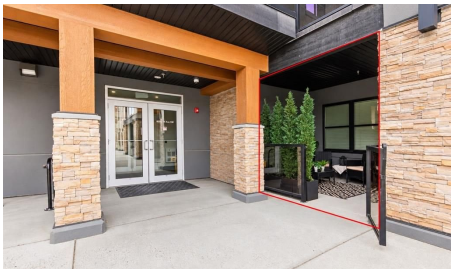
120 8355 19 Avenue SW

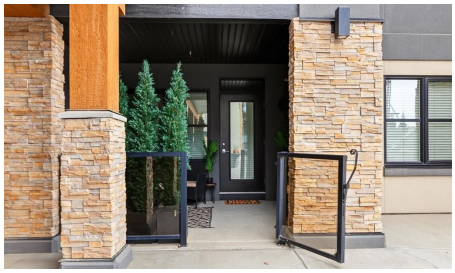
Calgary | Active | MLS® A2353336

$343,900









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**2023**	**607 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by REMAX Innovations

A closer look

Make the most of every square foot in this well-cared for, move-in-ready 2-bedroom, 1-bathroom condo, offering modern finishes, a functional open-concept layout and valuable extras. The contemporary kitchen features crisp white cabinetry and stainless steel appliances, flowing seamlessly into the living area. Luxury vinyl plank flooring extends throughout the entire unit, including both bedrooms, creating a cohesive, modern look that is easy to maintain. A dedicated closet neatly houses the stackable washer and dryer, keeping laundry tucked away and maximizing usable living space. Air conditioning adds another layer of comfort during Calgary's warmer months. Step outside to your own covered patio, offering an inviting extension of your living space. With direct ground-floor access, this outdoor area provides a welcoming spot to enjoy your morning coffee, unwind after a long day or create your own personal outdoor retreat. Thoughtful staging showcases the potential of this cozy space for relaxing and entertaining. The extras continue with one titled underground parking stall featuring a full-size storage cage directly in front, offering more convenient storage than the half-size cages found at many other stalls. An additional private storage unit and shared bike storage room in the heated underground parkade is also included, providing valuable extra room for seasonal items, recreational gear and everything you want to keep out of your living space. With only one neighbouring unit and convenient proximity to the mail room and elevators, this home offers practical advantages that make daily living easier. Ideally suited to first-time buyers, professionals, down-sizers, investors, or dog owners that need easy access outside, this versatile home is conveniently located near walking/bike paths, shopping, everyday amenities, and neighbouring schools, with access to the LRT for commuting to downtown Calgary. Ongoing development in the surrounding neighbourhood adds to the area's evolving appeal. Modern, functional and thoughtfully equipped with extras that make a difference, this ground-floor condo offers comfortable living, direct patio access and more storage than you might expect. Come discover the possibilities!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353336
Bedrooms	2
Bathrooms	1
Year Built	2023
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	607 sq. ft.
Condo Fee:	$325.77
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Interior Maintenance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	Northeast
Unit Exposure:	East
Floor Location:	Ground
Entry Level:	2
Stories Total:	4
Levels:	Single Level Unit
End Unit:	1 Common Wall, End Unit, No One Below
Total Rooms Above Grade:	5
Year built:	2023 (Age: 3)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	2310743
Heating:	In Floor
Basement:	None

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Stone, Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Vinyl Plank
Cooling:	Wall Unit(s)
Fireplaces:	0
Garage:	No
Garage Spaces:	1
Parking:	Covered, Heated Garage, Off Street, Parkade, Stall, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Springbank Hill
Amenities:	Bicycle Storage, Elevator(s), Gazebo, Park, Parking, Secured Parking, Storage, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Window Coverings
Inclusions:	Key fobs (2), Condo unit keys (2), Mail keys (2), Storage keys (2), Bike storage keys (2)
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes

Main Floor	Kitchen · 11'7" × 11'6" ·
Main Floor	Living Room · 11'11" × 11'7" ·
Main Floor	Bedroom - Primary · 12'6" × 12' ·
Main Floor	Bedroom · 12' × 9'6" ·
Main Floor	Foyer · 5'5" × 3'10" ·
Main Floor	Walk-In Closet · 2'10" × 2'2" ·
Main Floor	Laundry · 3'5" × 3'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance, Storage
Exterior Features:	BBQ gas line, Private Entrance
Patio And Porch Features:	Enclosed, Glass Enclosed, Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC
Listed Date:	Oct 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/120-8355-19-avenue-sw-calgary-a2353336/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.