

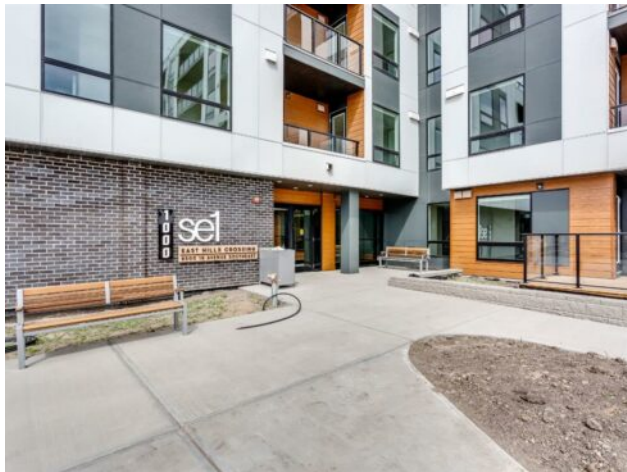


**GRASSROOTS**  
REALTY GROUP

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1216, 8500 19 Avenue SE  
Calgary, Alberta

MLS # A2216137



**\$349,900**

Division:	Calgary		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	758 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 364
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	TBD
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Discover comfort and convenience in this well-appointed 2-bedroom, 2-bathroom condo in the sought-after East Hills community. Just minutes from shopping, parks, scenic pathways, and with quick access to Stoney Trail, this location can't be beat. Inside, you're welcomed by a stylish kitchen with an eating bar that opens to a bright living room and a private balcony—ideal for relaxing or entertaining. The spacious primary bedroom features a walk-in closet and a private ensuite, while the second bedroom is generously sized with easy access to the main bathroom. Enjoy the convenience of in-suite laundry, titled underground parking, and a separate titled storage unit. Whether you're a first-time buyer, downsizing, or investing, this home offers the perfect blend of lifestyle and location.