



**GRASSROOTS**  
REALTY GROUP

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1110, 8500 19 Ave Avenue SE  
Calgary, Alberta

MLS # A2218322



**\$339,999**

<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	689 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 309
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** NA

Welcome to this beautifully designed 2-bedroom, 2-bathroom ground floor apartment offering 755 sq ft (builder's measurement), complete with a titled underground parking stall and titled storage unit. This thoughtfully laid-out home features a spacious open-concept floor plan, a dedicated laundry room with washer and dryer, and abundant in-suite storage. Enjoy seamless indoor-outdoor living with a bright living area that opens onto a large private patio with its own separate entrance—perfect for morning coffee or evening relaxation. Whether you're a first-time buyer, downsizer, or savvy investor, this unit offers incredible value in one of Calgary's most vibrant locations. Just steps from Costco, Walmart, Homesense, Marshalls, major banks, restaurants, and countless other amenities, everything you need is right at your doorstep. As a resident, you'll also enjoy access to a stunning rooftop patio with panoramic mountain views. This is an exceptional opportunity to own a comfortable, convenient, and stylish home in a sought-after community.