

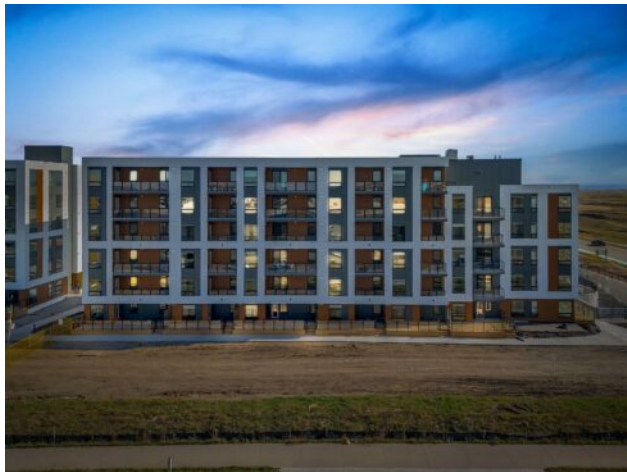


GRASSROOTS
REALTY GROUP

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1208, 8500 19 Avenue SE
Calgary, Alberta

MLS # A2218356



\$284,900

Division:	Belvedere		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	546 sq.ft.	Age:	2025 (0 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 275
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Stucco, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage		

Inclusions: N/A

Stylish 1 Bed + Den Condo with Breathtaking Views & Unbeatable Location Welcome to your new home in one of Calgary's most vibrant and conveniently located communities! This beautifully maintained 1 bedroom + den condo offers 611 sq ft(Builder Measurement) of smartly designed living space, complete with a spacious 4-piece bathroom, in-unit washer/dryer, titled underground parking, and a separate titled storage locker. Step inside to discover a modern open-concept layout that effortlessly blends comfort and functionality. The bright living area flows onto a private balcony where you can unwind with stunning views of both downtown Calgary and the majestic Rocky Mountains—a perfect backdrop for your morning coffee or evening relaxation. The den provides flexible space ideal for a home office, guest area, or extra storage—whatever suits your lifestyle. Whether you're a first-time buyer, down-sizer, or investor, this unit delivers value and versatility in one of the city's hottest locations. Location truly sets this property apart. You're just steps away from one of Calgary's largest and most dynamic shopping destinations, featuring Costco, Walmart, Homesense, Marshalls, major banks, restaurants, and so much more. Everything you need is right at your doorstep! As part of a well-maintained complex, residents also enjoy access to a stunning rooftop patio with panoramic, unobstructed mountain views—an ideal space for entertaining or simply soaking in the scenery. This is your opportunity to own a thoughtfully designed unit in a location that truly has it all—convenience, comfort, and captivating views.