



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1406, 8500 19 Avenue SE
Calgary, Alberta

MLS # A2225791



\$350,000

Division:	Belvedere		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	802 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 346
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Elevator, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

This bright and spacious west-facing corner unit offers 2 bedrooms, 2 bathrooms, a versatile den, and incredible views of both the city skyline and the mountains. Located on the 4th floor, the open-concept layout is filled with natural light throughout the day, creating a warm and inviting atmosphere. The kitchen features modern cabinetry, quartz countertops, stainless steel appliances, and an eating bar that flows into the dining and living areas—perfect for both everyday living and entertaining. Step out onto the private balcony to enjoy your morning coffee or take in the evening sunset. The primary bedroom includes a spacious closet and a 3-piece ensuite, while the second bedroom sits next to the main bathroom, making it ideal for guests, roommates, or a home office. A separate den adds extra functionality for work-from-home needs or storage. Additional features include in-suite laundry, a titled underground parking stall, and a titled storage locker. Conveniently located minutes from East Hills Shopping Centre, parks, transit, and with quick access to Stoney Trail, this unit blends comfort, lifestyle, and accessibility.