

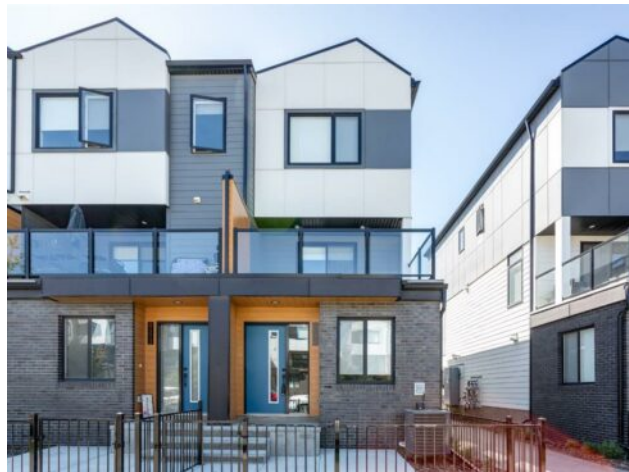


**GRASSROOTS**  
REALTY GROUP

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**8521 19 Avenue SE**  
**Calgary, Alberta**

**MLS # A2227301**



**\$514,999**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Belvedere                          |               |                  |
| <b>Type:</b>     | Residential/Four Plex              |               |                  |
| <b>Style:</b>    | 2 Storey                           |               |                  |
| <b>Size:</b>     | 1,614 sq.ft.                       | <b>Age:</b>   | 2021 (4 yrs old) |
| <b>Beds:</b>     | 3                                  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached             |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | Landscaped, Paved, Rectangular Lot |               |                  |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile, Vinyl  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 365 |
| <b>Basement:</b>   | None   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting |                   |        |

**Inclusions:** N/A

Modern 3-Bedroom Townhouse with Double Garage | 8521 19th Ave SE, Calgary Welcome to this spacious and stylish 1,614 sq. ft. townhouse located in a quiet and convenient pocket of SE Calgary. Boasting a bright, open-concept layout and a double attached garage with a front concrete pad and air conditioning, this home offers the perfect blend of comfort and functionality. The main entrance is located on the lower level, providing a private entryway that leads upstairs to the heart of the home—an open living space featuring a modern kitchen with a large center island, seamlessly connected to the dining and living areas. Perfect for entertaining or family time, this floor also includes access to a private balcony off the dining room, ideal for morning coffee or summer evenings. Upstairs, you’ll find a convenient upper-floor laundry room, a full 4-piece main bathroom, and three generously sized bedrooms. The primary suite includes a walk-in closet and a private 3-piece ensuite, offering a quiet retreat after a long day. With modern finishes, a smart layout, and an abundance of natural light, this home checks all the boxes. Whether you’re a first-time buyer, growing family, or investor, this property is a must-see. Don’t miss your chance to own this fantastic townhouse in a growing SE Calgary neighborhood. Book your showing today!