

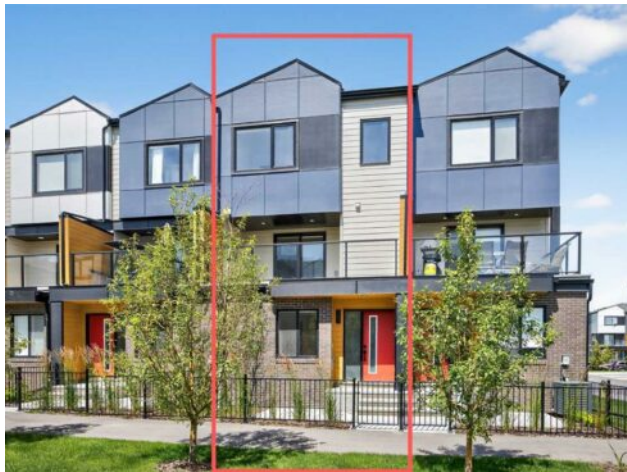


GRASSROOTS
REALTY GROUP

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202, 8535 19 Avenue SE
Calgary, Alberta

MLS # A2242802



\$499,999

Division:	Belvedere		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,551 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Few Trees, Garden, Landscaped, Low Maintenance Landscape, Paved		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 200
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Storage		

Inclusions: Window Coverings

OPEN HOUSE ON Sunday 17th from 12 to 3 pm. Welcome to this modern 4 bed, 3.5 bath townhouse in Calgary's growing Belvedere community. Featuring a main floor bedroom with a full ensuite, this home is perfect for multi-generational living or guests. The second level offers an open-concept layout with a spacious kitchen, dining, and living area that opens to a private balcony—perfect for morning coffee or evening relaxation. Upstairs, find 3 additional bedrooms, including a primary suite with a walk-in closet and ensuite bath. Enjoy garden-facing views, an attached single garage, and stylish finishes throughout. Located close to parks, future schools, and major roadways—this home offers both comfort and convenience. A must-see!