



GRASSROOTS
REALTY GROUP

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412, 8535 19 Avenue SE
Calgary, Alberta

MLS # A2251973



\$520,000

Division:	Belvedere		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,661 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Rear		
Lot Size:	0.04 Acre		
Lot Feat:	Low Maintenance Landscape, Views		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 293
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Storage		
Inclusions:	None		

This beautifully designed corner-unit townhouse with 3 bedrooms, 2.5 bathrooms, and a main floor den offers a perfect blend of style and functionality. Featuring thoughtful upgrades throughout, the kitchen is the heart of the home with its expansive quartz island and stainless-steel appliances, opening seamlessly into the bright and airy living and dining areas. Bathed in natural light with its desirable west-facing orientation, the home is enhanced by a fresh white palette and sleek pull down shades, creating a welcoming and private atmosphere. Enjoy the outdoors on your private corner balcony, perfect for relaxation or entertaining. Additional highlights include a double-car garage and convenient upstairs laundry. Ideally located across from East Hills Shopping Centre, residents enjoy unmatched access to shops, restaurants, and services, with the nearby East Hills transit station providing an easy commute.