



GRASSROOTS
REALTY GROUP

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8523 19 Avenue SE
Calgary, Alberta

MLS # A2254318



\$469,990

Division:	Belvedere		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,527 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Paved		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 206
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions:	n/a
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Modern 4-Bedroom Townhouse with Single Car Garage | 8523 19 Ave SE, Calgary Welcome to this spacious and stylish 1,527.18 sq. ft. townhouse located in a quiet and convenient pocket of SE Calgary. Featuring 4 bedrooms and 3 bathrooms, including a main floor 3-piece bathroom, this home delivers the perfect mix of functionality, space, and contemporary design. The private lower-level entrance leads into a bright, open-concept main floor. The modern kitchen offers a large center island and flows seamlessly into the dining and living areas—ideal for everyday living or entertaining. Enjoy your morning coffee or unwind on your private balcony just off the dining area. Upstairs, you’ll find three generously sized bedrooms, including a spacious primary suite with a walk-in closet and a private 3-piece ensuite. A dedicated upper-floor laundry room adds extra convenience to the smart layout. Additional features include a Single attached garage with a concrete pad, stylish finishes throughout, and an abundance of natural light. Whether you’re a first-time buyer, investor, or growing family, this move-in-ready townhouse is a fantastic opportunity in a desirable SE Calgary community. Book your private showing today!