



GRASSROOTS
REALTY GROUP

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2512, 8500 19 Avenue SE
Calgary, Alberta

MLS # A2255860



\$299,900

Division:	Belvedere		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	623 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 252
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Metal Siding , Wood Frame	Zoning:	R-2M
Foundation:	-	Utilities:	-
Features:	Quartz Counters		

Inclusions: NA

Welcome to modern living in Belvedere! This brand-new 2 bedroom, 2 bathroom condo offers 623 sq. ft. of thoughtfully designed space on the 5th floor, complete with expansive south-facing views and a private balcony. Inside, you'll love the contemporary finishes throughout including durable vinyl plank flooring, sleek quartz countertops, and a stylish kitchen with stainless steel appliances. The open-concept layout creates a seamless flow, while the primary suite features its own ensuite for added privacy. A second bedroom and full bath offer flexibility for guests, a roommate, or a dedicated office space. This energy-efficient building comes with the bonus of underground parking, and it's hard to beat the location. You're just steps from Walmart, Costco, VIP Cineplex, the Purple Line rapid transit, and countless shops and restaurants. Plus, with quick access to Stoney Trail, the entire city is within easy reach. Perfect for first-time buyers, investors, or downsizers, this condo combines modern finishes, unbeatable convenience, and everyday value in one of Calgary's fastest-growing communities.