



GRASSROOTS
REALTY GROUP

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2313, 8500 19 Avenue SE
Calgary, Alberta

MLS # A2256799



\$299,300

Division:	Belvedere		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	672 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 245
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	MU-1
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to modern living with this brand-new 2-bedroom, 2-bathroom condo in Belvedere. A well-designed space on the 3rd floor, featuring expansive views and a private balcony. Inside, you'll find contemporary finishes throughout, including durable vinyl plank flooring, sleek quartz countertops, and a modern kitchen with stainless steel appliances. The open-concept layout provides seamless flow, while the primary suite includes its own ensuite for added comfort and privacy. A second bedroom and full bathroom add flexibility—ideal for guests, a roommate, or a home office. This energy-efficient building also offers fantastic amenities such as a massive rooftop patio and secure UNDERGROUND PARKING. The location is hard to beat—you're just steps away from Walmart, Costco, VIP Cineplex, the Purple Line rapid transit, and an array of shops and restaurants. 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, everyday convenience, and exceptional value in one of Calgary's fastest-growing communities. Estimated tax amount is mentioned. Don't miss this opportunity, book your private showing today!