



**2109, 8500 19 Avenue SE  
Calgary, Alberta**

**MLS # A2258213**

**\$234,900**



<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	551 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 229
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RCG
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

Underground Parking! Brand new, never occupied unit in Belvedere! Nicely appointed and well laid out open modern plan in a brand new, just completed building. Massive, hard to find outdoor deck which easier fits the largest outdoor furniture sets and allows for a very unique living style in the apartment space. Rear landscaping is still being completed by the developer and will include greenspace and park space. Deluxe stainless-steel appliances, quartz countertops & island, and wide plank LVP flooring throughout make this unit and incredible affordable luxury unit offering extraordinary value! Secure, heated underground parking. Very low condo fees! Just steps to every amenity including shopping, large department stores, Cineplex, and more! Easy access to Stoney Trail for a quick commute and just minutes to Chestermere Lake! This property has never been occupied, carries a full warranty, & is ready for immediate possession.