



**GRASSROOTS**  
REALTY GROUP

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2109, 8500 19 Avenue SE  
Calgary, Alberta

MLS # A2258213



**\$234,900**

Division:	Belvedere		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	551 sq.ft.	Age:	2025 (0 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: 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.