



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

105, 8535 19 Avenue SE
Calgary, Alberta

MLS # A2259416



\$449,000

Division:	Belvedere		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,349 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Driveway, Garage Door Opener, Garage Faces Rear, Insulated, Oversized, S		
Lot Size:	0.02 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 187
Basement:	None	LLD:	-
Exterior:	Veneer, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting		

Inclusions: none

Stylish Living in East Hills Crossing! Discover this beautifully upgraded 2-bedroom, 1.5-bathroom townhome built by Minto Communities, offering over 1,348 sqft of modern living space. Enjoy year-round comfort with central A/C, and cook with ease in the contemporary kitchen featuring stainless steel appliances, tile backsplash, quartz countertops, and a sleek breakfast bar—perfect for casual dining. Step out onto your private balcony overlooking a scenic park, or transform the versatile lower-level flex space into a home office, gym, or cozy retreat. A single attached garage with additional storage, convenient upstairs laundry, and extra parking right at your door add to the appeal. Located just steps from East Hills Shopping Centre, and within 20 minutes of downtown, the airport, and South Health Campus. This is modern townhome living at its best—book your showing today!