



**GRASSROOTS**  
REALTY GROUP

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1603, 8500 19 Avenue SE  
Calgary, Alberta

MLS # A2260781



**\$309,000**

Division:	Belvedere		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	617 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 298
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	MU-1
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: None

This TOP floor corner condo is complete with a private balcony, a perfect spot to catch a breath of fresh air and relax. Inside the unit you will find the floor plan is functional. Offering a primary bedroom with a private 3-piece ensuite, a second bedroom and a full 4-piece bathroom. The open living area connects seamlessly to a modern kitchen fitted with brand new stainless steel appliances and quartz counters. Practical features include in-suite laundry, a titled underground parking stall, and a storage locker. Located across from East Hills Shopping Centre, with parks, transit, and Stoney Trail just minutes away, the property combines comfort, accessibility, and a desirable lifestyle. In a pet-friendly building with low condo fees, it's an excellent option with a superb layout and an amazing location. This home is truly a rare find so don't miss out on this opportunity!