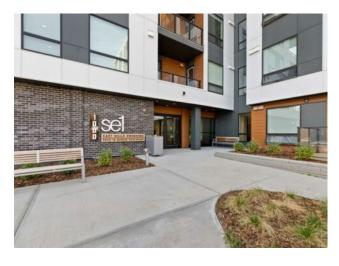


1-833-477-6687 aloha@grassrootsrealty.ca

1603, 8500 19 Avenue SE Calgary, Alberta

MLS # A2260781



\$309,000

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

Heating: Water: Baseboard Floors: Sewer: Laminate Roof: Condo Fee: \$ 298 **Basement:** LLD: **Exterior:** Zoning: MU-1 Concrete 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!