

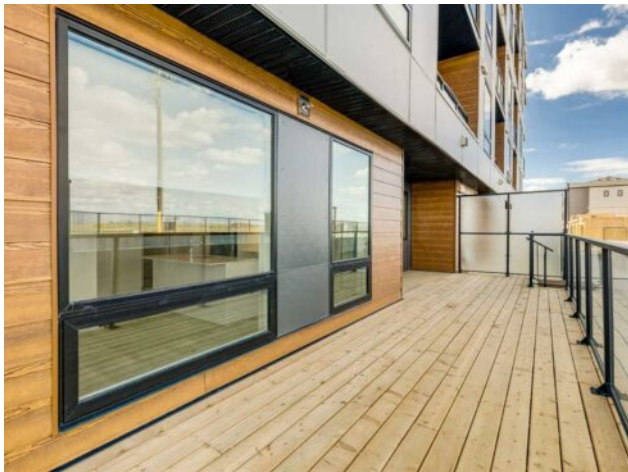


**GRASSROOTS**  
REALTY GROUP

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1104, 8500 19 Avenue SE  
Calgary, Alberta

MLS # A2269356



**\$329,000**

Division:	Belvedere		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	756 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 341
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	TBD
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions:	N/A
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Welcome to this spacious west-facing main floor corner unit, featuring one of the largest decks available (7.2 x 31 ft)—perfect for outdoor entertaining or enjoying your morning coffee in the sun. Inside, the well-designed layout includes a generous primary suite complete with a beautiful 3-piece ensuite, a second bedroom, and a versatile den ideal for a home office. The open-concept living room flows seamlessly into the kitchen, which boasts stunning brand new stainless steel appliances and sleek quartz countertops. A second 4-piece bathroom adds to the unit's convenience. Additional highlights include in-suite laundry, a titled underground parking stall, and a titled storage locker. Located just across from East Hills Shopping Centre and close to parks, transit, and with quick access to Stoney Trail, this home offers a perfect blend of comfort, lifestyle, and accessibility. In a pet-friendly building with low condo fees, this is an ideal opportunity for first-time buyers, downsizers, or investors looking to be part of Calgary's vibrant and growing east side. This one has it all—location, layout, and abundant natural light.