



GRASSROOTS
REALTY GROUP

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306, 8535 19 Avenue SE
Calgary, Alberta

MLS # A2277896



\$449,900

Division:	Belvedere		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,562 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 200
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

?Welcome to Unit 306 a rare find featuring 4 bedrooms, 3.5 bathrooms, with Low condo fee at SouthTowns in East Hills Crossing, nestled in the highly accessible community of Belvedere. This stunning townhome offers breathtaking views of Downtown Calgary and the mountains from its expansive second-floor balcony. Boasting 4 spacious bedrooms, 3.5 bathrooms, and a single tandem-car garage to accomodate 2 cars, this home is designed for comfort and convenience. At the entrance on the lower level, there is a full bedroom and a bathroom, perfect to be used as a "Guest bedroom", an office area for parents who like to stay at the main floor. Main level offers a large kitchen, a huge living area with a lot of windows, a separate dining area, a 2pc bathroom and a balcony for your summer barbeque parties. Upstairs, the primary bedroom offers a 4-piece ensuite and a walk-in closet. Two additional bedrooms, a 4-piece bathroom, a laundry area, and a large linen closet complete the upper level. Situated close to a variety of amenities, this home is just steps from a playground, basketball court, restaurants, Costco, Walmart, and numerous other retailers.