



GRASSROOTS
REALTY GROUP

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**409, 8535 19 Avenue SE
Calgary, Alberta**

MLS # A2280613



\$485,000

Division:	Belvedere		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,549 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 200
Basement:	None	LLD:	-
Exterior:	Aluminum Siding , Brick, Composite Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		
Inclusions:	N/A		

4 BEDROOM | 3.5 BATHROOM | *UPGRADED FLOOR-PLAN - 1549 sq.ft* | *MINTO BUILT - MASTER COMMUNITY BUILDER | WEST FACING BALCONY & FRONT YARD | DOWNTOWN & MOUNTAIN VIEWS | OVERSIZED ATTACHED SINGLE GARAGE + DRIVEWAY | VIBRANT COMMUNITY & EASY ACCESS | CLOSE TO ALL AMENITIES - *Welcome Home* to this contemporary & spacious single-family townhome in Belvedere. Catering to a diverse array of needs and preferences, this 4 Bed/3.5 bath townhome has a flawless floorplan maximizing utilization and making this an incredible home or investment & rental property. No expenses have been spared on the build by Minto, the master community builder, providing a refined & adapted design to align with growing families & the ever-evolving trends, styles, and demands of today's homeowners. EASY ACCESS OFF STONEY & CLOSE TO ALL AMENITIES - East Hills Shopping Centre: Costco, Walmart, Starbucks, McDonalds, Cinema, Child Care, Nail Salon & so much More... 20 Mins to Downtown & Airport - Belvedere is such a great option for first time home buyers & people who are tired of paying rent. VACANT & MOVE IN READY.