



GRASSROOTS
REALTY GROUP

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

**3607, 8500 19 Avenue SE
Calgary, Alberta**

MLS # A2283015



\$279,000

Division: Belvedere

Type: Residential/High Rise (5+ stories)

Style: Apartment-Single Level Unit

Size: 618 sq.ft. **Age:** 2025 (1 yrs old)

Beds: 2 **Baths:** 2

Garage: Parkade, Stall, Titled, Underground

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 287

LLD: -

Zoning: MU-1

Utilities: -

Heating: Baseboard **Water:** -
Floors: Vinyl Plank **Sewer:** -
Roof: - **Condo Fee:** \$ 287
Basement: - **LLD:** -
Exterior: Brick, Stucco, Wood Frame **Zoning:** MU-1
Foundation: - **Utilities:** -
Features: Built-in Features, Closet Organizers, Open Floorplan, Quartz Counters, Walk-In Closet(s)

Inclusions: N/A

Discover comfort and convenience in this well appointed 2 bedroom, 2 bathroom condo in sought after East Hills Crossing. Just minutes from shopping, parks, scenic pathways, and with quick access to Stoney Trail, this location is hard to beat. Inside, you are welcomed by a stylish kitchen with an eating bar that opens to a bright living room and a private balcony, ideal for relaxing or entertaining. The spacious primary bedroom features a walk through closet and a private 4 piece ensuite, while the second bedroom is generously sized and could easily be used as a home office. A convenient 3 piece guest bathroom adds functionality and comfort for visitors. Enjoy the convenience of in suite laundry, titled underground parking, and access to a gym and fitness facility located on the main level of the building. Whether you are a first time buyer, downsizing, or investing, this home offers the perfect blend of lifestyle and location.