



GRASSROOTS
REALTY GROUP

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

1104, 8500 19 Avenue SE
Calgary, Alberta

MLS # A2284244



\$299,900

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:	-	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: none

Location, location, location. Ideally situated directly across from East Hills Shopping Centre with Walmart, restaurants, and everyday amenities, and just minutes to Stoney Trail and 16th Avenue. Welcome to this brand-new condo complex in the vibrant and growing community of Belvedere. This corner two-bedroom, two-bathroom condo is a must-see. Vinyl plank flooring flows throughout, the main entry and offers a spacious closet with convenient access to the washer and dryer. Open-concept from the living room, dining area, and kitchen. The kitchen is beautifully finished with quartz countertops, custom cabinetry, and new upgraded stainless steel appliances. The master bedroom is generously sized and features a three-piece ensuite and ample closet space. The second bedroom is also spacious and has easy access to the additional four-piece bathroom which is perfect for guests and everyday use. Both bathrooms are finished with quartz countertops. There is a small office area for those of you that work from home. Could also be used as a flex room for exercise room or storage area. Step out from the kitchen onto an impressive 7.2 x 31 ft. wraparound deck facing north and west, complete with a gate for easy access and a quick walk to East Village. This pet-friendly building offers low condo fees, and the corner-unit design provides extra windows and natural light compared to other units. An excellent opportunity not to be missed.