



**GRASSROOTS**  
REALTY GROUP

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3218, 8500 19 Avenue SE  
Calgary, Alberta

MLS # A2285223



**\$349,990**

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Belvedere                          |        |                  |
| Type:     | Residential/High Rise (5+ stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 803 sq.ft.                         | Age:   | 2025 (1 yrs old) |
| Beds:     | 2                                  | Baths: | 2                |
| Garage:   | Stall, Titled, Underground         |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |                                                                                                       |            |        |
|-------------|-------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Baseboard, Electric                                                                                   | Water:     | -      |
| Floors:     | Laminate                                                                                              | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                                                                       | Condo Fee: | \$ 367 |
| Basement:   | -                                                                                                     | LLD:       | -      |
| Exterior:   | Cement Fiber Board, Wood Frame                                                                        | Zoning:    | TBD    |
| Foundation: | -                                                                                                     | Utilities: | -      |
| Features:   | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting |            |        |

Inclusions: N/A

BRAND NEW CORNER UNIT | 2 BED / 2 BATH / 802 SQ FT | MODERN FINISHES | LOW CONDO FEES | UNDERGROUND TITLED PARKING &ndash; Welcome to East Hills by Minto Communities, an award-winning Canadian builder with over 70 years of experience. This condo complex is located in the growing community of Belvedere, just steps from East Hills Shopping Centre. Designed to foster a true sense of community, East Hills features pedestrian pathways, nearby greenspace, and a walkable, neighbour-friendly layout. Enjoy unbeatable convenience with Costco, Walmart, banks, restaurants, and everyday essentials right across the street, along with quick access to major roadways and public transit for an easy commute downtown or around the city. This brand-new corner 2 bedroom, 2 bathroom condo offers a smart and functional layout with a well-designed living space and modern finishes throughout. The kitchen sits at the heart of the home and features a large island, stainless steel appliances, and ample cabinetry and storage. Just off the kitchen is the dedicated dining area, which leads to your private southwest-facing balcony&mdash;perfect for soaking up the sun and enjoying summer evenings. Back inside, the spacious living room is located across from the kitchen, creating a bright and inviting open-concept layout ideal for both everyday living and entertaining. The thoughtfully designed split-bedroom floor plan provides excellent privacy. The primary bedroom is generously sized and includes a walk-in closet and a 3-piece ensuite. The second bedroom is also well-sized and features a walk-through closet with a pocket door that connects directly to the additional 4-piece bathroom&mdash;an ideal setup for guests, roommates, or a home office. Additional storage and in-suite laundry are conveniently located at the front of the home beside the foyer,

completing this functional and well-appointed condo. Additional highlights include underground titled parking, a pet-friendly building (with restrictions), access to an on-site fitness centre located in Building 3000, and a rooftop patio in Building 1000 + Building 4000—available to all residents—enhancing the lifestyle appeal of this low-maintenance home. With modern design, low condo fees, and an exceptional location, this is an excellent opportunity for first-time buyers, investors, or those looking to downsize in one of southeast Calgary’s most convenient communities. Contact Minto’s sales staff and book your visit today!