



**3502, 8500 19 Avenue SE  
Calgary, Alberta**

**MLS # A2292748**



**\$285,900**

<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	641 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 298
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** N/A

BRAND NEW | 2 BED / 2 BATH / 641 SQ FT | MODERN FINISHES | LOW CONDO FEES | 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 2 bedroom, 2 bathroom condo offers a smart and functional layout with 641 sq ft of well-designed living space and modern finishes throughout. The kitchen is centrally located within the home and features a large peninsula, stainless steel appliances, and ample cabinetry for storage. The open-concept design flows seamlessly into the living area at the back of the home, where you&rsquo;ll find access to the south-facing balcony&mdash;ideal for relaxing, entertaining, or enjoying summer evenings. The thoughtfully designed split-bedroom layout provides added privacy, with bedrooms located on either side of the home. The primary bedroom is situated beside the living room and includes a walk-in closet and an ensuite bathroom. The second bedroom is located just beside the foyer and is positioned near the additional 3-piece bathroom&mdash;an ideal setup for guests, roommates, or a home office. You&rsquo;ll also find additional storage, in-suite laundry, and a front closet conveniently located near the entry, completing this functional and well-appointed condo. Additional highlights include 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—both 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!