



224, 8500 19 Avenue SE  
Calgary, Alberta

MLS # A2301602



**\$459,900**

<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,545 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Garage Faces Rear, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 216
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows		

**Inclusions:** n/a

Welcome to East Hills Crossing, located in the highly accessible community of Belvedere! This like new 3 bedroom, 3.5 bathroom townhome offers modern living, functional space, and incredible convenience, perfect for families, first-time buyers, or investors. This thoughtfully designed home features a bright and open concept main floor with large windows, a spacious living area, and a modern kitchen complete with a dedicated dining space, ideal for both everyday living and entertaining. Step out onto the private balcony, perfect for summer BBQs and relaxing evenings. The upper level offers a primary bedroom with a 3 piece ensuite along with an additional bedroom with a 4 piece ensuite, convenient upper-floor laundry. On the entry level, you'll find a versatile bedroom and full bathroom, ideal for guests, a home office, or multi-generational living. Enjoy the convenience of a tandem garage plus an additional parking pad, offering space for two vehicles. Located just steps from East Hills Shopping Centre, you'll have quick access to Costco, Walmart, Staples, restaurants, and everyday amenities. Commuting is a breeze with the nearby BRT station (Calgary Bus Rapid Transit) and new 84th Street transit stop, offering easy access across the city. Surrounded by walking paths, playgrounds, and green spaces, this location blends urban convenience with community living. This move in ready home offers the perfect blend of modern design, low maintenance living, and unbeatable location.