



GRASSROOTS
REALTY GROUP

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137 19TH Avenue SE
Calgary, Alberta

MLS # A2170774



\$505,000

Division:	Belvedere		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,540 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Garden, Low Maintenance Lands		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 215
Basement:	None	LLD:	-
Exterior:	Brick, Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: NONE

Welcome to Brand new home to East-hills Crossing /BELVEDERE by Minto Communities. This exquisite brand-new, townhome where luxury meets convenience! With 1,540sq. ft. As you walk into this never lived in 4 bedroom, 4 bathroom you are greeted with a bedroom and FULL 4 piece shower on the lower level as well as access to your garage . As you make your way up to the main floor the home boasts over-height ceilings on the main floor, stainless steel appliances as well as an oversize deck with great views. The upstairs is where you will find the final 3 bedrooms, TWO 4 piece bathrooms and the in-suite laundry with plenty of room to add additional storage. Located just 5 minutes from the serene Chestermere Lake and within walking distance of delightful restaurants, cozy cafes, diverse retail shops, and convenient grocery stores, this townhome offers a perfect blend of modern living and urban convenience. Don't miss your chance to experience this exceptional lifestyle. Schedule your tour today!