



306, 8535 19 Avenue SE
Calgary, Alberta

MLS # A2182189



\$499,900

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|------------------|---------------------------|---------------|------------------|
| Division: | Belvedere | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 Storey | | |
| Size: | 1,562 sq.ft. | Age: | 2022 (2 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Low Maintenance Landscape | | |

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|--------------------|--|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 200 |
| Basement: | None | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | M-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters | | |

Inclusions: N/A

?Welcome to Unit 306 a rare find featuring 4 bedrooms, 3.5 bathrooms, with Low condo fee at SouthTowns in East Hills Crossing, nestled in the highly accessible community of Belvedere. This stunning townhome offers breathtaking views of Downtown Calgary and the mountains from its expansive second-floor balcony. Boasting 4 spacious bedrooms, 3.5 bathrooms, and a single tandem-car garage to accommodate 2 cars, this home is designed for comfort and convenience. At the entrance on the lower level, there is a full bedroom and a bathroom, perfect to be used as a "Guest bedroom", an office area for parents who like to stay at the main floor. Main level offers a large kitchen, a huge living area with a lot of windows, a separate dining area, a 2pc bathroom and a balcony for your summer barbeque parties. Upstairs, the primary bedroom offers a 4-piece ensuite and a walk-in closet. Two additional bedrooms, a 4-piece bathroom, a laundry area, and a large linen closet complete the upper level. Situated close to a variety of amenities, this home is just steps from a playground, basketball court, restaurants, Costco, Walmart, and numerous other retailers.