

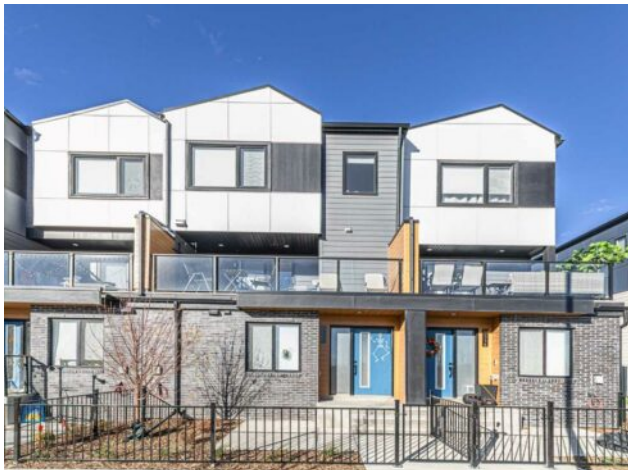


**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

8554 19th Avenue SE  
Calgary, Alberta

MLS # A2210849



**\$504,900**

|           |  |        |                  |
|-----------|--|--------|------------------|
| Division: | Belvedere                                  |        |                  |
| Type:     | Residential/Five Plus                      |        |                  |
| Style:    | 3 (or more) Storey                         |        |                  |
| Size:     | 1,492 sq.ft.                               | Age:   | 2024 (1 yrs old) |
| Beds:     | 4  | Baths: | 3 full / 1 half  |
| Garage:   | Garage Door Opener, Single Garage Attached |        |                  |
| Lot Size: | 0.03 Acre                                  |        |                  |
| Lot Feat: | Back Lane, Front Yard                      |        |                  |

|             |  |            |        |
|-------------|--|------------|--------|
| Heating:    | Forced Air, Natural Gas                        | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank              | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                | Condo Fee: | \$ 208 |
| Basement:   | None   | LLD:       | -      |
| Exterior:   | Brick, Vinyl Siding, Wood Frame                | Zoning:    | M-1    |
| Foundation: | Poured Concrete                                | Utilities: | -      |
| Features:   | Kitchen Island, Quartz Counters, Vinyl Windows |            |        |

|             |    |
|-------------|----|
| Inclusions: | NA |
|-------------|----|

"15K PRICE ADJUSTMENT - LOW CONDO FEES" Welcome to a beautiful 4-bedroom, 4-bathroom townhome in the fast-growing community of East Hills Crossing in Calgary's SE—perfect for first-time homebuyers, growing families, or savvy investors. This stylish PET-FRIENDLY condo offers almost 1500 sq. ft. of thoughtfully designed space, featuring a bright open-concept layout, a modern kitchen with a large island (with storage), stainless steel appliances, and spacious living and dining areas ideal for entertaining or family gatherings. Upstairs, you'll find a comfortable primary bedroom with a walk-in closet and 4-piece ensuite, along with two additional bedrooms and a full bath—perfect for children or guests. The lower level includes a fourth bedroom and full bathroom, offering excellent flexibility for multi-generational families, home offices, or rental options. Enjoy outdoor living with a sunny SOUTH-FACING second-level balcony, and take advantage of the single-car tandem GARAGE with extra storage space. The condo corporation offers access to shared amenities including fire pits, a basketball court, and a playground—ideal for family gatherings and outdoor fun! Located just steps from East Hills Shopping Centre—home to Costco, Walmart, restaurants, and more—you'll have everything you need at your fingertips (5 minute walk.) Close to schools, parks, and public transit, this is a fantastic location for families and commuters alike. Plus, LOW condo fees help keep monthly costs affordable. Whether you're buying your first home or adding to your portfolio, this move-in ready property offers modern living in one of Calgary's most exciting new neighbourhoods.