



302, 8535 19 Avenue SE
Calgary, Alberta

MLS # A2308832



\$447,500

Division:	Belvedere		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,553 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 210
Basement:	None	LLD:	-
Exterior:	Brick, Mixed, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this well-appointed 4-bedroom, 3.5-bathroom townhouse located in the vibrant community of East Hills Crossing in SE Calgary. Offering a bright and functional layout, this home is ideal for both investors and buyers alike. The open-concept main floor features a modern white kitchen with stainless steel appliances, ample counter space, and a seamless flow into the comfortable living and dining areas. Large windows fill the space with natural light, while neutral finishes and roller shades create a clean, contemporary feel throughout. Step outside to your private balcony, perfect for relaxing or entertaining. The home also includes a single attached garage for added convenience. Ideally situated directly across from East Hills Shopping Centre, you'll enjoy easy access to shopping, dining, and everyday amenities. The nearby East Hills transit station offers excellent connectivity for commuters.