



**GRASSROOTS**  
REALTY GROUP

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1310, 8500 19 Avenue SE  
Calgary, Alberta

MLS # A2310489



**\$279,500**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Belvedere                          |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 618 sq.ft.                         | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Titled, Underground                |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                  |                   |        |
|--------------------|--------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                        | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank                                      | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                | <b>Condo Fee:</b> | \$ 341 |
| <b>Basement:</b>   | -                                                | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Wood Frame                                | <b>Zoning:</b>    | MU-1   |
| <b>Foundation:</b> | -                                                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Quartz Counters |                   |        |

|                    |      |
|--------------------|------|
| <b>Inclusions:</b> | None |
|--------------------|------|

Modern and convenient living awaits in this well-appointed 2-bedroom, 2-bathroom condo in East Hills Crossing! Located on the 3rd floor, this bright and functional unit offers a thoughtfully designed layout perfect for first-time buyers, downsizers, or investors. Enjoy the added value of titled underground parking and titled storage, providing both comfort and convenience. Residents have access to excellent amenities including a fitness centre and a rooftop patio/deck &mdash; perfect for relaxing or entertaining with city views and mountain views. Situated in an unbeatable location, you're just a 5-minute walk to East Hills Shopping Centre with Costco, Walmart, restaurants, cafes, and everyday amenities right at your doorstep. Quick access to Stoney Trail and major routes makes commuting easy. A fantastic opportunity to own in one of Calgary's growing southeast communities!