



GRASSROOTS

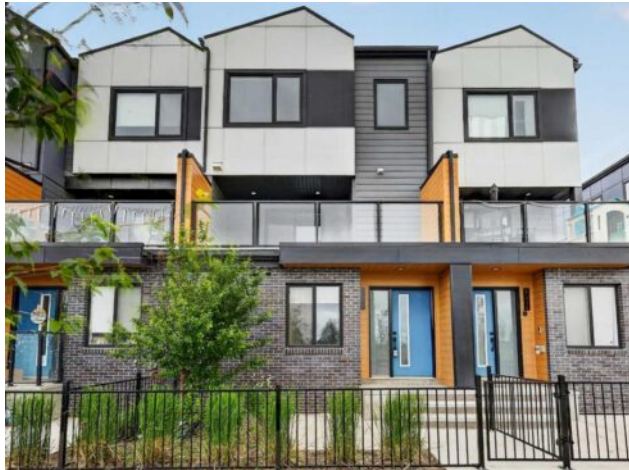
REALTY GROUP

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**8554 19 Avenue SE
Calgary, Alberta**

MLS # A2323149



\$469,900

Division:	Belvedere		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,557 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Garage Door Opener, Garage Faces Rear, On Street, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	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, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Other Equip: Garage Door Opener

With low condo fees, plenty of space, excellent parking, a huge south facing balcony, and a park right across the street, this move-in ready home offers excellent value for families, first time buyers, or investors. Welcome to this spacious 4 bedroom, 3.5 bathroom townhome offering over 1,500 sq ft of living space in East Hills Crossing. Located directly across from a park and walking path, this pet friendly home offers a bright open concept layout with large windows, generous living and dining areas, and a modern kitchen featuring stainless steel appliances and a large island. One of the standout features is the large south facing balcony with plenty of room to relax, entertain, barbecue, and enjoy the sunshine. Upstairs, the primary bedroom features a walk in closet and private 4 piece ensuite, along with two additional bedrooms and a full bathroom. The lower level offers a fourth bedroom and full bathroom, providing excellent flexibility for guests, teenagers, extended family, or a home office. The tandem single garage offers secure parking and extra storage, with additional parking on the garage pad and plenty of street parking out front. Enjoy community amenities including fire pits, a basketball court, and a playground, plus the convenience of East Hills Shopping Centre just minutes away with Costco, Walmart, restaurants, shopping, and everyday essentials. A spacious, well located home with room to grow and the everyday conveniences families are looking for.