



GRASSROOTS
REALTY GROUP

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1213, 8500 19 Avenue SE
Calgary, Alberta

MLS # A2324785



\$304,000

Division:	Belvedere		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	703 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 332
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	MU-1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: n/a

Modern and convenient living awaits in this well-appointed 2-bedroom, 2-bathroom condo in East Hills Crossing! Located on the 2nd 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 — 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!