



GRASSROOTS
REALTY GROUP

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1114, 8500 19 Avenue SE
Calgary, Alberta

MLS # A2328951



\$349,000

Division:	Belvedere		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	744 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 355
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	MU-1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: Refrigerator, Stove, Washer, Dryer, Dishwasher, Microwave

WELCOME to this beautifully appointed main-floor corner condominium, offering exceptional privacy and one of the largest private decks in the building. The deck provides an ideal extension of your living space for entertaining, relaxing, or enjoying the outdoors. Inside, you'll find a thoughtfully designed open-concept layout that is both spacious and functional. The home features a generous primary bedroom complete with a private 3-piece ensuite, a well-sized second bedroom, and a full 4-piece bathroom. The modern kitchen is finished with brand new stainless steel appliances, quartz countertops, and ample cabinetry, flowing seamlessly into the bright living and dining areas. Additional highlights include in suite laundry, a titled underground parking stall, and a separate storage locker for added convenience. Perfectly situated directly across from East Hills Shopping Centre, you'll enjoy easy access to shopping, restaurants, parks, public transit, and Stoney Trail, making commuting throughout the city effortless. Located in a pet-friendly building with low condo fees, this home offers an outstanding combination of style, functionality, and location. Whether you're a first time buyer, downsizer, or investor, this is a fantastic opportunity to own a home in one of Calgary's most convenient communities. Don't miss your chance to make it yours!