



GRASSROOTS
REALTY GROUP

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2504, 8500 19 Avenue SE
Calgary, Alberta

MLS # A2330813



\$285,000

Division:	Belvedere		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	625 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 287
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	MU-1 f3.0h20
Foundation:	-	Utilities:	-
Features:	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

2 BEDROOMS | 2 BATHROOMS | 625 SQ FT | SOUTH-FACING BALCONY | 5TH FLOOR | TITLED UNDERGROUND PARKING | MODERN FINISHES | LOW CONDO FEES – Welcome to this brand-new condo in the growing community of Belvedere, just steps from East Hills Shopping Centre. Designed to foster a true sense of community, the development features pedestrian pathways, nearby greenspace, and a walkable, neighbour-friendly layout. Enjoy unbeatable convenience with Costco, Walmart, banks, restaurants, and everyday essentials right across the street, along with quick access to major roadways and public transit for an easy commute downtown or around the city. This brand-new 2-bedroom, 2-bathroom condo offers a smart and functional layout with 625 sq ft of thoughtfully designed living space and modern finishes throughout. Situated on the 5th floor of this six-storey building, the home enjoys elevated views and abundant natural light. The centrally located kitchen features a large peninsula, stainless steel appliances, and ample cabinetry for storage. The open-concept design flows seamlessly into the living area at the back of the home, where you'll find access to the private south-facing balcony—perfect for relaxing, entertaining, or soaking up the sunshine throughout the day. The thoughtfully designed split-bedroom layout provides added privacy, with bedrooms located on opposite sides of the home. The primary bedroom is situated beside the living room and features a walk-in closet along with a private 4-piece ensuite bathroom. The second bedroom is located near the front entry and is positioned across from the additional 3-piece bathroom, making it an ideal setup for guests, roommates, or a home office. You'll also find additional storage, in-suite laundry, and a front entry closet, completing this functional and well-appointed home.

Additional highlights include titled underground parking, a pet-friendly building (with board approval), access to an on-site fitness centre, and a rooftop patio available to residents. This unique setup allows you to enjoy all the same amenities while benefiting from a quieter, more private residential experience with less day-to-day foot traffic through your building, further enhancing the lifestyle appeal of this low-maintenance condo. With modern design, low condo fees, an ideal floor plan, and an exceptional location, this is an excellent opportunity for first-time buyers, investors, or those looking to downsize in one of southeast Calgary's most convenient communities. Book your private showing today!