



GRASSROOTS
REALTY GROUP

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4501, 8500 19 Avenue SE
Calgary, Alberta

MLS # A2331552



\$356,990

Division:	Belvedere		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	812 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 367
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Open Floorplan, Recessed Lighting, Walk-In Closet(s)		

Inclusions: N/A

BRAND NEW CORNER UNIT | 2 BEDROOMS + DEN | 2 BATHROOMS | 811 SQ FT | MODERN FINISHES | LOW CONDO FEES | PARKING – Welcome to East Hills by Minto Communities, an award-winning Canadian builder with over 70 years of experience. This condo complex is located in the growing community of Belvedere, just steps from East Hills Shopping Centre. Designed to foster a true sense of community, East Hills 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 northeast corner unit offers 2 bedrooms, 2 bathrooms, a den, and 811 sq ft of thoughtfully designed living space with modern finishes throughout. The centrally located kitchen features a large island, stainless steel appliances, and ample cabinetry, creating a functional space for both everyday living and entertaining. The open-concept layout flows seamlessly into the spacious living room, where large windows flood the home with natural light. Just off the living room, the dining area is spacious and provides access to the private east-facing balcony—perfect for relaxing, entertaining, or enjoying your morning coffee. The thoughtfully designed split-bedroom layout offers enhanced privacy, with each bedroom located on opposite sides of the home. The primary bedroom is positioned beside the living area and features a large closet along with a private 3-piece ensuite bathroom. The second bedroom is located near the front entry and is situated across from the versatile den and the additional 4-piece bathroom, making it an ideal setup for guests, roommates, or those working from home.

Additional features include in-suite laundry, extra storage, a front entry closet, and a parking stall, completing this functional and well-appointed home. Residents also enjoy access to premium amenities, including an on-site fitness centre in Building 3000 and a rooftop patio in Building 1000, both available to all residents. The building is also pet-friendly (with board approval), adding even more flexibility to suit your lifestyle. With its bright corner-unit design, functional layout, modern finishes, low condo fees, and exceptional location, this home presents an outstanding opportunity for first-time buyers, investors, or those looking to downsize in one of southeast Calgary's most convenient new communities. Contact Minto's sales staff today to book your private tour!