



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1301, 8500 19 Avenue
Calgary, Alberta

MLS # A2334200



\$349,900

Division:	Belvedere		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	840 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 390
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	MU-1 f3.0h20
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: n/a

****1 YEAR OLD | 2 BEDROOM | 2 BATHROOM | 850 SQ FT BUILDER SIZE (839 SQ FT RMS) | TITLED UNDERGROUND PARKING | TITLED STORAGE**** Welcome to East Hills by Minto Communities, an award-winning Canadian builder with over 70 years of experience. Located in the growing community of Belvedere, this thoughtfully planned condo community offers the perfect combination of modern living, convenience, and connectivity just steps from East Hills Shopping Centre. Designed to create a true neighbourhood feel, East Hills features pedestrian-friendly pathways, nearby greenspaces, and a walkable community layout. Enjoy everyday convenience with Costco, Walmart, banks, restaurants, shopping, and essential services right across the street, plus quick access to major roadways and public transit for an easy commute downtown and throughout Calgary. This nearly new 2-bedroom, 2-bathroom condo offers a bright, open-concept layout with 850 sq ft per builder plans (839 sq ft RMS) and contemporary finishes throughout. The modern kitchen serves as the heart of the home, featuring a large centre island, stainless steel appliances, stylish cabinetry, and excellent storage. The spacious living area flows seamlessly to the private balcony, creating the perfect space to relax, entertain, or enjoy warm summer evenings. The thoughtfully designed floor plan provides excellent separation between the bedrooms, offering added privacy for roommates, guests, or a home office. The primary suite features a generous walk-in closet and a private 4-piece ensuite, while the second bedroom is conveniently located near the additional full bathroom. In-suite laundry, ample storage, and a functional front entry complete this highly practical layout. Additional highlights include ****titled underground parking**** and a ****titled storage locker****. Residents also enjoy access to

premium amenities including a fitness centre located in Building 3000, rooftop patios in Buildings 1000 and 4000, a pet-friendly community (with board approval), and beautifully maintained common areas. With modern construction, low condo fees, premium amenities, and an unbeatable location close to shopping, dining, transit, and major roadways, this home presents an exceptional opportunity for first-time buyers, investors, or downsizers seeking stylish, low-maintenance living in one of southeast Calgary's fastest-growing communities.