



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1313, 8500 19 Avenue SE
Calgary, Alberta

MLS # A2334205



\$319,900

Division:	Belvedere		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	714 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:	-	Condo Fee:	\$ 332
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	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 CONDO | 750 SQ FT PER BUILDER PLAN (713 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 blend 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 throughout Calgary. This nearly new 2-bedroom, 2-bathroom condo offers a bright, open-concept layout with contemporary finishes throughout. The stylish kitchen is the heart of the home, featuring a large centre island, stainless steel appliances, modern cabinetry, and excellent storage. The spacious living area flows seamlessly onto the private balcony, creating the perfect space to enjoy your morning coffee or unwind after a long day. The thoughtfully designed floor plan offers excellent privacy, with the primary bedroom featuring a walk-through closet and its own 4-piece ensuite, while the second bedroom is ideally situated on the opposite side of the unit beside the main 4-piece bathroom—perfect for guests, roommates, or a home office. Additional highlights include in-suite laundry, titled underground parking, titled storage, and a functional front entry with extra storage space. Residents also enjoy outstanding amenities including a pet-friendly community (with restrictions), access to the on-site fitness centre in Building 3000,

and rooftop patios in Buildings 1000 and 4000 available for all residents to enjoy. Offering modern finishes, low condo fees, premium amenities, and an unbeatable location, this home is an excellent opportunity for first-time buyers, investors, or downsizers seeking stylish, low-maintenance living in one of southeast Calgary's fastest-growing communities.