



GRASSROOTS
REALTY GROUP

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2416, 8500 19 Avenue SE
Calgary, Alberta

MLS # A2334340



\$300,000

Division:	Belvedere		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	757 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 344
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	MU-1 f3.0h20
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Recessed Lighting		

Inclusions:	N/A
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Welcome to East Hills Crossing by Minto Communities! This bright 4th-floor corner unit offers nearly 760 sq. ft. of thoughtfully designed living space with 2 bedrooms, 2 full bathrooms, and an open-concept layout that maximizes every square foot. The modern kitchen features quartz countertops, stainless steel appliances, a large island, and space for a cozy dining area—a feature not often found in condos of this size. The spacious living room provides plenty of room to relax or entertain, while the primary bedroom offers a walk-through closet and private ensuite. A second bedroom and full bathroom provide flexibility for guests, a roommate, or a home office. Enjoy exceptional building amenities, including a large fitness centre, two stylish owners' lounges, and two rooftop patios with panoramic views—perfect for relaxing or entertaining. Located just steps from East Hills Shopping Centre, you'll have Costco, Walmart, restaurants, and everyday conveniences within walking distance. Commuting is effortless with quick access to Stoney Trail, Highway 1, Memorial Drive, 17 Avenue SE, and MAX Purple BRT transit. An outstanding opportunity for first-time buyers, downsizers, or investors looking for a modern home in one of Calgary's fastest-growing and most connected communities.