

**1106, 8500 19 Avenue SE**  
**Calgary, Alberta**

**MLS # A2250229**



**\$254,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Belvedere                          |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 538 sq.ft.                         | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Underground                        |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                           |                   |        |
|--------------------|---------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                 | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank               | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                         | <b>Condo Fee:</b> | \$ 220 |
| <b>Basement:</b>   | -                         | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame | <b>Zoning:</b>    | MU-1   |
| <b>Foundation:</b> | -                         | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island            |                   |        |

**Inclusions:** N/A

**GROUND LEVEL ACCESS WITH DECK.** Experience modern living with this first-floor 1-bedroom + den, 2-bathroom condo in East Hills Crossing, located right across the road from East Hills Shopping Centre. Enjoy the ultimate in convenience with Costco, Walmart, Cineplex, and numerous dining options just steps away, plus quick access to Stoney Trail and nearby transit for effortless commuting. This thoughtfully designed home features a stylish kitchen with an eating bar, a bright open-concept living area, and a large private deck—perfect for relaxing or entertaining outdoors. The spacious primary suite includes a walk-in closet and private ensuite, while the bedroom offers easy access to the main bathroom. Additional perks include in-suite laundry, titled underground parking, and a separate storage unit. With elegant finishes and a vibrant location, this condo is perfect for those seeking comfort, convenience, and contemporary style.