

**2310, 8500 19 Avenue SE**  
**Calgary, Alberta**

**MLS # A2267616**



**\$247,500**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Belvedere                          |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 504 sq.ft.                         | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Stall, 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> | \$ 210     |
| <b>Basement:</b>   | -                                                                                                                                 | <b>LLD:</b>       | 7-28-24-W4 |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame                                                                                                         | <b>Zoning:</b>    | MU-1       |
| <b>Foundation:</b> | -                                                                                                                                 | <b>Utilities:</b> | -          |
| <b>Features:</b>   | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |                   |            |
| <b>Inclusions:</b> | None                                                                                                                              |                   |            |

Welcome to this bright and stylish condo in the vibrant community of East Hills Crossing. Offering over 500 sq. ft. of thoughtfully designed living space, this 1-bedroom, 1-bathroom home strikes the perfect balance of comfort and convenience. The open-concept floor plan highlights sleek white cabinetry, quartz countertops, a large eating bar, and a versatile dining area—ideal for both everyday living and entertaining. Expansive windows fill the space with natural light, while the private balcony is the perfect spot to enjoy your morning coffee or relax on sunny afternoons. Everyday conveniences are built right in, with in-suite laundry, a titled underground parking stall, and a separate storage locker. Just steps away, you’ll find the East Hills Shopping Centre with Costco, Walmart, Cineplex, restaurants, and banking. Parks, walking trails, and quick access to Stoney Trail make it easy to stay active and connected, while downtown Calgary is only 20 minutes away. Whether you’re a first-time buyer, downsizer, or investor, this condo offers a complete lifestyle package. Don’t miss your chance—book your private showing today!