

**1104, 8500 19 Avenue SE**  
**Calgary, Alberta**

**MLS # A2269356**



**\$329,000**

<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	756 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 341
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

Welcome to this spacious west-facing main floor corner unit, featuring one of the largest decks available (7.2 x 31 ft)—perfect for outdoor entertaining or enjoying your morning coffee in the sun. Inside, the well-designed layout includes a generous primary suite complete with a beautiful 3-piece ensuite, a second bedroom, and a versatile den ideal for a home office. The open-concept living room flows seamlessly into the kitchen, which boasts stunning brand new stainless steel appliances and sleek quartz countertops. A second 4-piece bathroom adds to the unit's convenience. Additional highlights include in-suite laundry, a titled underground parking stall, and a titled storage locker. Located just across from East Hills Shopping Centre and close to parks, transit, and with quick access to Stoney Trail, this home offers a perfect blend of comfort, lifestyle, and accessibility. In a pet-friendly building with low condo fees, this is an ideal opportunity for first-time buyers, downsizers, or investors looking to be part of Calgary's vibrant and growing east side. This one has it all—location, layout, and abundant natural light.