

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

**MLS # A2269356**

**\$329,000**



<b>Heating:</b>	Baseboard, Natural Gas
<b>Floors:</b>	Vinyl Plank
<b>Roof:</b>	Tar/Gravel
<b>Basement:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame
<b>Foundation:</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.