

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

**MLS # A2282803**



**\$229,000**

<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	503 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Titled, 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>	\$ 252
<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>	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this beautifully maintained one-bedroom, one-bath condo, an excellent turnkey investment opportunity! This modern unit features luxury vinyl plank flooring and sleek quartz countertops, complemented by ample cupboard and counter space in the well-designed kitchen. The spacious primary bedroom includes a walk-through closet that leads directly to the four-piece bathroom, offering both comfort and convenience. The bright, open living area is generously sized and filled with natural light. Step outside onto your own private deck, perfect for relaxing or enjoying fresh air. Additional highlights include titled underground parking and access to a fully equipped fitness facility within the complex. Currently tenant occupied with a very clean and responsible tenant in place, this property is ideal for investors. The lease runs until December 1, 2026, with current rent at \$1,425 per month, providing immediate and stable rental income.