

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

**MLS # A2284244**



**\$285,000**

<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>	-	<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:** none

OPEN HOUSE SATURDAY, MARCH 28 & SUNDAY, MARCH 29 FROM 1-3PM\*\*\*Location, location, location. Ideally situated directly across from East Hills Shopping Centre with Walmart, restaurants, and everyday amenities, and just minutes to Stoney Trail and 16th Avenue. Welcome to this brand-new condo complex in the vibrant and growing community of Belvedere. This corner two-bedroom, two-bathroom condo is a must-see. Vinyl plank flooring flows throughout, the main entry and offers a spacious closet with convenient access to the washer and dryer. Open-concept from the living room, dining area, and kitchen. The kitchen is beautifully finished with quartz countertops, custom cabinetry, and new upgraded stainless steel appliances. The master bedroom is generously sized and features a three-piece ensuite and ample closet space . The second bedroom is also spacious and has easy access the the additional four-piece bathroom which is perfect for guests and everyday use. Both bathrooms are finished with quartz countertops. There is a small office area for those of you that work from home. Could also be used as a flex room for exercise room or storage area. Step out from the kitchen onto an impressive 7.2 x 31 ft. wraparound deck facing north and west, complete with a gate for easy access and a quick walk to East Village. This pet-friendly building offers low condo fees, and the corner-unit design provides extra windows and natural light compared to other units. An excellent opportunity not to be missed.