

**3301, 8500 19 Avenue SE**  
**Calgary, Alberta**

**MLS # A2293946**



**\$329,990**

<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	759 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	<b>Water:</b>	Public
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 355
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Veneer, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	-	<b>Utilities:</b>	Cable Internet Access, Electricity, Fiber Optics, High S
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting		

**Inclusions:** Window Covering

Welcome to this beautifully maintained 2-bedroom, 2-bathroom corner unit located just steps from East Hills Shopping Centre in the vibrant community of Belvedere. Enjoy unbeatable convenience with major retailers like Costco, Walmart, and Sport Chek right at your doorstep. This bright and spacious unit offers exceptional privacy with only one shared wall, making it feel more like a townhouse than a condo. Large windows fill the home with natural light and showcase stunning sunset views you can enjoy every evening. The thoughtfully designed layout features two generous bedrooms, including a primary suite with its own ensuite bathroom. Additional highlights include underground heated parking&mdash;perfect for Calgary winters&mdash;and access to a large, well-equipped fitness center within the building. Whether you're a first-time buyer, downsizer, or investor, this home combines comfort, location, and lifestyle in one fantastic package.