

**1111, 8500 19 Avenue SE**  
**Calgary, Alberta**

**MLS # A2301387**



**\$315,000**

<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	690 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<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>	\$ 265
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting		

**Inclusions:** None

Welcome to this standout main-floor condo offering a rare combination of space, convenience, and true indoor-outdoor living. The oversized private patio with direct exterior access sets this unit apart—perfect for pet owners who want to step outside without the hassle of elevators, or for those who love to host and enjoy a large, usable outdoor space. Offering 2 bedrooms and 2 full bathrooms, this home features a bright, open-concept layout with generous room sizes and a comfortable, functional flow for everyday living. A large utility room provides excellent in-suite storage—an uncommon and highly practical feature—complemented by a titled storage locker for even more space. This is truly the best of both worlds—enjoy the affordability and low-maintenance lifestyle of condo living, while still having the independence of your own private entrance and expansive outdoor space that feels more like a detached home. Located just steps from all the amenities at East Hills Crossing—including Costco, Marshalls, and Cineplex movie theatres—you’ll enjoy unmatched convenience for shopping, dining, and entertainment. Additional features include low condo fees, underground titled parking, and a pet-friendly building with access to a fitness center and rooftop patios across the development—enhancing the overall lifestyle appeal of this well-rounded home. A rare opportunity for pet owners and those seeking easy, functional living with exceptional outdoor space.