

224, 8500 19 Avenue SE
Calgary, Alberta

MLS # A2301602



\$459,900

Division:	Belvedere		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,545 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Garage Faces Rear, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating: Forced Air

Water: -

Floors: Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 216

Basement: None

LLD: -

Exterior: Concrete

Zoning: M-1

Foundation: Poured Concrete

Utilities: -

Features: High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows

Inclusions: n/a

Welcome to East Hills Crossing! Calgary's first privately funded LEED certified master planned community, nestled in the heart of Belvedere! This modern 3 bedroom, 3.5 bathroom townhome delivers modern living, functional space, and unbeatable convenience, perfect for families, first time buyers, or investors looking for a premium address. Step inside to a welcoming entry level featuring a versatile bedroom and full bathroom, ideal for guests, a home office, or multi generational living. From here, access your private tandem garage plus a dedicated exterior parking pad, giving you space for two vehicles with ease. No hunting for street parking! The main floor impresses with a bright, open concept layout featuring large windows, a spacious living area, and a modern kitchen with quartz countertops, stainless steel appliances, and a dedicated dining space. Perfect for everyday living and entertaining. Step out onto your private balcony for summer BBQs and relaxing evenings. Upstairs, the primary bedroom features its own 3 piece ensuite, a second bedroom enjoys a private 4 piece ensuite, and convenient upper floor laundry keeps everything practical and accessible. As part of Calgary's first LEED neighbourhood development (ND) project, this home is built to a higher standard, better energy efficiency, superior air quality, and long term value that conventional builds simply can't match. Just steps from East Hills Shopping Centre with Costco, Walmart, Staples, Cineplex, and everyday dining, plus direct access to the BRT station and 84th Street transit stop, everything you need is right outside your door. Walking paths, playgrounds, and green spaces round out a lifestyle that blends urban convenience with community warmth. Move-in ready. Low maintenance. Built better. This is East Hills Crossing.