

**302, 8535 19 Avenue SE**  
**Calgary, Alberta**

**MLS # A2308832**



**\$458,000**

<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,553 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 210
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to this well-appointed 4-bedroom, 3.5-bathroom townhouse located in the vibrant community of East Hills Crossing in SE Calgary. Offering a bright and functional layout, this home is ideal for both investors and buyers alike. The open-concept main floor features a modern white kitchen with stainless steel appliances, ample counter space, and a seamless flow into the comfortable living and dining areas. Large windows fill the space with natural light, while neutral finishes and roller shades create a clean, contemporary feel throughout. Step outside to your private balcony, perfect for relaxing or entertaining. The home also includes a single attached garage for added convenience. Ideally situated directly across from East Hills Shopping Centre, you'll enjoy easy access to shopping, dining, and everyday amenities. The nearby East Hills transit station offers excellent connectivity for commuters.