

**1310, 8500 19 Avenue SE**  
**Calgary, Alberta**

**MLS # A2310489**



**\$286,500**

<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	618 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<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>	\$ 341
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	MU-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** None

Modern and convenient living awaits in this well-appointed 2-bedroom, 2-bathroom condo in East Hills Crossing! Located on the 3rd floor, this bright and functional unit offers a thoughtfully designed layout perfect for first-time buyers, downsizers, or investors. Enjoy the added value of titled underground parking and titled storage, providing both comfort and convenience. Residents have access to excellent amenities including a fitness centre and a rooftop patio/deck &mdash; perfect for relaxing or entertaining with city views and mountain views. Situated in an unbeatable location, you&rsquo;re just a 5-minute walk to East Hills Shopping Centre with Costco, Walmart, restaurants, cafes, and everyday amenities right at your doorstep. Quick access to Stoney Trail and major routes makes commuting easy. A fantastic opportunity to own in one of Calgary&rsquo;s growing southeast communities!