

**1204, 8500 19 Avenue SE**  
**Calgary, Alberta**

**MLS # A2315619**



**\$225,000**

<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	493 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	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>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 240
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** n/a

Turnkey investment opportunity or ideal place to call home! This beautifully maintained 1 bedroom, 1 bathroom condo offers a bright, modern living space with luxury vinyl plank flooring, quartz countertops, and a thoughtfully designed open concept layout. The kitchen features ample cabinet and counter space, flowing seamlessly into the spacious living area filled with natural light. The generously sized primary bedroom includes a walk through closet with direct access to the 4 piece bathroom, creating a functional and convenient layout. Step outside onto your private balcony, perfect for enjoying fresh air or unwinding after a long day. Additional highlights include titled underground parking, in suite laundry, and access to the building's fully equipped fitness facility. Conveniently located close to shopping, restaurants, transit, and everyday amenities, this is low maintenance condo living at its finest.