

**4215, 8500 19 Avenue SE**  
**Calgary, Alberta**

**MLS # A2331574**



**\$199,990**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Belvedere                          |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 548 sq.ft.                         | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | None                               |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                |                   |        |
|--------------------|------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Electric                            | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl                                          | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Flat Torch Membrane                            | <b>Condo Fee:</b> | \$ 240 |
| <b>Basement:</b>   | -                                              | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Cement Fiber Board, Wood Frame                 | <b>Zoning:</b>    | TBD    |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, Open Floorplan, Stone Counters |                   |        |

**Inclusions:** N/A

BRAND NEW | 1 BEDROOM | 1 BATHROOM | 547 SQ FT | MODERN FINISHES | LOW CONDO FEES &ndash; Welcome to East Hills by Minto Communities, an award-winning Canadian builder with over 70 years of experience. This condo complex is located in the growing community of Belvedere, just steps from East Hills Shopping Centre. Designed to foster a true sense of community, East Hills features pedestrian pathways, nearby greenspace, and a walkable, neighbour-friendly layout. Enjoy unbeatable convenience with Costco, Walmart, banks, restaurants, and everyday essentials right across the street, along with quick access to major roadways and public transit for an easy commute downtown or around the city. This brand-new 1 bedroom, 1 bathroom condo offers a smart and functional layout with 547 sq ft of thoughtfully designed living space and modern finishes throughout. The centrally located kitchen features a large island, stainless steel appliances, and ample cabinetry for storage. The open-concept design flows seamlessly into the living area at the back of the home, where you'll find access to the private east-facing balcony&mdash;perfect for relaxing, entertaining, or enjoying your morning coffee. The spacious primary bedroom is situated beside the living room and features a generous walk-through closet with convenient access to the adjacent 4-piece bathroom. You'll also find additional storage, in-suite laundry, and a front entry closet conveniently located near the entrance, completing this functional and well-appointed condo. Additional highlights include a pet-friendly building (with board approval), access to an on-site fitness centre located in Building 3000, and rooftop patios in Buildings 1000 and 4000, available to all residents, further enhancing the lifestyle appeal of this low-maintenance home. With modern design, low condo fees, and

an exceptional location, this is an excellent opportunity for first-time buyers, investors, or those looking to downsize in one of southeast Calgary's most convenient communities. Contact Minto's sales staff today to book your private tour!