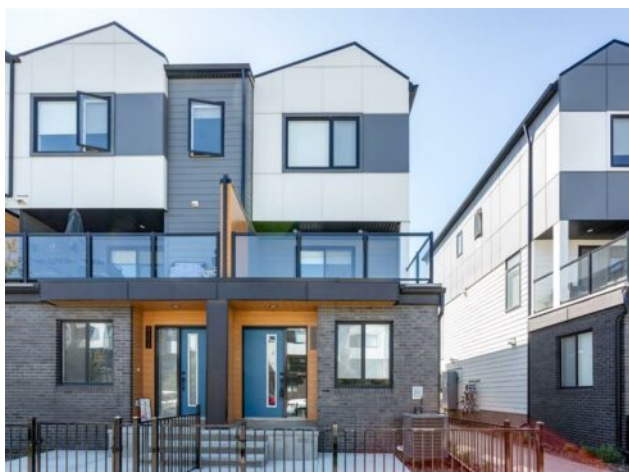


8521 19 Avenue SE
Calgary, Alberta

MLS # A2227301



\$489,900

Division:	Belvedere		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,614 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Paved, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 365
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting		

Inclusions: N/A

Modern 3-Bedroom Townhouse with Double Garage | 8521 19th Ave SE, Calgary Welcome to this spacious and stylish 1,614 sq. ft. townhouse located in a quiet and convenient pocket of SE Calgary. Boasting a bright, open-concept layout and a double attached garage with a front concrete pad and air conditioning, this home offers the perfect blend of comfort and functionality. The main entrance is located on the lower level, providing a private entryway that leads upstairs to the heart of the home—an open living space featuring a modern kitchen with a large center island, seamlessly connected to the dining and living areas. Perfect for entertaining or family time, this floor also includes access to a private balcony off the dining room, ideal for morning coffee or summer evenings. Upstairs, you’ll find a convenient upper-floor laundry room, a full 4-piece main bathroom, and three generously sized bedrooms. The primary suite includes a walk-in closet and a private 3-piece ensuite, offering a quiet retreat after a long day. With modern finishes, a smart layout, and an abundance of natural light, this home checks all the boxes. Whether you’re a first-time buyer, growing family, or investor, this property is a must-see. Don’t miss your chance to own this fantastic townhouse in a growing SE Calgary neighborhood. Book your showing today!