

3607, 8500 19 Avenue SE  
Calgary, Alberta

MLS # A2283015



**\$279,000**

**Division:** Belvedere

**Type:** Residential/High Rise (5+ stories)

**Style:** Apartment-Single Level Unit

**Size:** 618 sq.ft. **Age:** 2025 (1 yrs old)

**Beds:** 2 **Baths:** 2

**Garage:** Parkade, Stall, Titled, Underground

**Lot Size:** -

**Lot Feat:** -

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 287

**LLD:** -

**Zoning:** MU-1

**Utilities:** -

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 287
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	MU-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Discover comfort and convenience in this well appointed 2 bedroom, 2 bathroom condo in sought after East Hills Crossing. Just minutes from shopping, parks, scenic pathways, and with quick access to Stoney Trail, this location is hard to beat. Inside, you are welcomed by a stylish kitchen with an eating bar that opens to a bright living room and a private balcony, ideal for relaxing or entertaining. The spacious primary bedroom features a walk through closet and a private 4 piece ensuite, while the second bedroom is generously sized and could easily be used as a home office. A convenient 3 piece guest bathroom adds functionality and comfort for visitors. Enjoy the convenience of in suite laundry, titled underground parking, and access to a gym and fitness facility located on the main level of the building. Whether you are a first time buyer, downsizing, or investing, this home offers the perfect blend of lifestyle and location.