

3211, 8500 19 Avenue SE  
Calgary, Alberta

MLS # A2283507



# \$302,990

<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	684 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 321
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting		

**Inclusions:** N/A

BRAND NEW | 2 BED / 2 BATH / 684 SQ FT | MODERN FINISHES | LOW CONDO FEES | TITLED PARKING & 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, 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 just across the street, plus quick access to major roadways and public transit for an easy commute downtown or around the city. This brand-new 2 bedroom, 1 bathroom condo offers a smart and functional layout with 756 sq ft of well-designed living space and modern finishes throughout. The kitchen is centrally located within the home and 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 balcony, ideal for relaxing, entertaining, or enjoying summer evenings. The primary bedroom is located beside the living room and includes a walk-in closet and a 3-piece ensuite bathroom. At the front of the home, you'll find an additional bedroom (without a window), a second full bathroom, a spacious foyer, and conveniently tucked-away laundry and storage. Additional highlights include titled parking, a pet-friendly building (with restrictions), and access to an on-site fitness centre, adding comfort and lifestyle convenience to this low-maintenance home. Combining modern design, low condo fees, and an exceptional location, this is a fantastic 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 and book your visit today!