

412, 8535 19 Avenue SE  
Calgary, Alberta

MLS # A2251973

\$514,000

|           |                                                                         |        |                  |
|-----------|-------------------------------------------------------------------------|--------|------------------|
| Division: | Belvedere                                                               |        |                  |
| Type:     | Residential/Five Plus                                                   |        |                  |
| Style:    | 3 (or more) Storey                                                      |        |                  |
| Size:     | 1,661 sq.ft.                                                            | Age:   | 2022 (3 yrs old) |
| Beds:     | 3                                                                       | Baths: | 2 full / 1 half  |
| Garage:   | Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Rear |        |                  |
| Lot Size: | 0.04 Acre                                                               |        |                  |
| Lot Feat: | Low Maintenance Landscape, Views                                        |        |                  |

|             |                                                                                                                                                   |            |        |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Central, Forced Air, Natural Gas                                                                                                                  | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile, Laminate                                                                                                                    | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                                                                                                                   | Condo Fee: | \$ 293 |
| Basement:   | None                                                                                                                                              | LLD:       | -      |
| Exterior:   | Vinyl Siding, Wood Frame                                                                                                                          | Zoning:    | M-1    |
| Foundation: | Poured Concrete                                                                                                                                   | Utilities: | -      |
| Features:   | Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Storage |            |        |
| Inclusions: | None                                                                                                                                              |            |        |

This beautifully designed corner-unit townhouse with 3 bedrooms, 2.5 bathrooms, and a main floor den offers a perfect blend of style and functionality. Featuring thoughtful upgrades throughout, the kitchen is the heart of the home with its expansive quartz island and stainless-steel appliances, opening seamlessly into the bright and airy living and dining areas. Bathed in natural light with its desirable west-facing orientation, the home is enhanced by a fresh white palette and sleek pull down shades, creating a welcoming and private atmosphere. Enjoy the outdoors on your private corner balcony, perfect for relaxation or entertaining. Additional highlights include a double-car garage and convenient upstairs laundry. Ideally located across from East Hills Shopping Centre, residents enjoy unmatched access to shops, restaurants, and services, with the nearby East Hills transit station providing an easy commute.