

205, 8535 19 Avenue SE
Calgary, Alberta

MLS # A2123577



\$469,900

Division:	Belvedere		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,311 sq.ft.	Age:	2024 (0 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 200
Basement:	None	LLD:	-
Exterior:	Brick, Cement Fiber Board	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters		

Inclusions: None

Welcome to an exquisite newly constructed townhome nestled within the Belvedere community. Crafted by Minto Communities, renowned for their commitment to sustainability, this residence stands as Calgary's LEED Neighborhood Development. Positioned ideally, residents enjoy proximity to the East Hills Shopping Centre, Downtown Calgary, YYC International Airport, and the South Health Campus, all reachable within a brief 20-minute drive. Spanning 1,310 sqft, this residence features 3 bedrooms and 1.5 bathrooms, providing abundant living space. The kitchen caters to culinary enthusiasts with its spacious open-concept layout adorned with premium finishes, subway tile backsplash, stainless steel appliances, and quartz countertops, all centralized around a huge island. Step onto the expansive balcony, an ideal retreat for savouring morning coffees or hosting gatherings with loved ones. Adjacent, a convenient 2-piece bathroom serves the kitchen and living areas. Ascending to the upper level, discover 2 bedrooms, including a sumptuous primary suite complemented by a luxurious 4-piece bathroom shared with another generously sized bedroom. A laundry room for your convenience. Downstairs, a versatile flex room awaits, adaptable to serve as a family room, home office, gym, or optional 3rd bedroom. Access the single-attached garage, offering ample storage space, with additional parking available at the front. The garage also features an attached mechanical room for added convenience. Seize the opportunity to make this stylish and spacious townhouse your own. Contact your favourite realtor today to arrange a private viewing and embark on the journey to finding your perfect home.