

# \$520,000 - 412, 8535 19 Avenue Se, Calgary

MLS® #A2251973

**\$520,000**

3 Bedroom, 3.00 Bathroom, 1,661 sqft

Residential on 0.04 Acres

Belvedere., Calgary, Alberta

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.

Built in 2022

## Essential Information

MLS® # A2251973

Price \$520,000

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,661         |
| Acres          | 0.04          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 412, 8535 19 Avenue Se |
| Subdivision | Belvedere.             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2A 7W8                |

### Amenities

|                |                                                                                             |
|----------------|---------------------------------------------------------------------------------------------|
| Amenities      | Trash                                                                                       |
| Parking Spaces | 4                                                                                           |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Rear, Multiple Driveways |
| # of Garages   | 2                                                                                           |

### Interior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Storage |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                                     |
| Heating           | Central, Forced Air, Natural Gas                                                                                                                  |
| Cooling           | None                                                                                                                                              |
| Basement          | None                                                                                                                                              |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony                          |
| Lot Description   | Low Maintenance Landscape, Views |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 10                |
| Zoning         | M-1               |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | Unison Realty Group Ltd. |
|----------------|--------------------------|

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