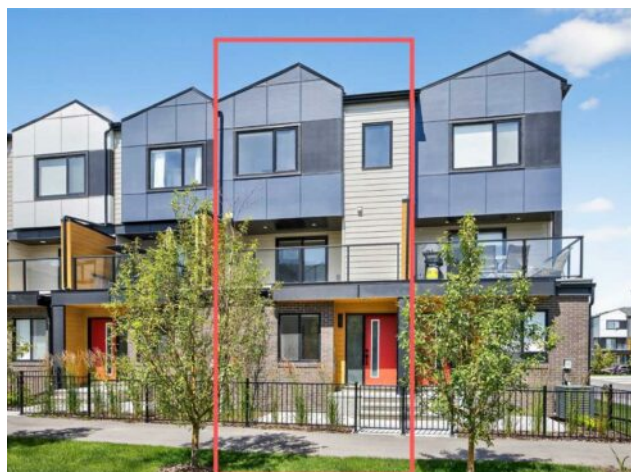


**202, 8535 19 Avenue SE
Calgary, Alberta**

MLS # A2242802



\$469,990

Division:	Belvedere		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,551 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Few Trees, Garden, Landscaped, Low Maintenance Landscape, Paved		
Heating:	Forced Air, Natural Gas		
Floors:	Carpet, Vinyl Plank		
Roof:	Asphalt Shingle		
Basement:	None		
Exterior:	Composite Siding, Wood Frame		
Foundation:	Poured Concrete		
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Storage		
Water:	-		
Sewer:	-		
Condo Fee:	\$ 200		
LLD:	-		
Zoning:	M-1		
Utilities:	-		

Inclusions: Window Coverings

Welcome to this modern 4 bed, 3.5 bath townhouse in Calgary's growing Belvedere community. Featuring a main floor bedroom with a full ensuite, this home is perfect for multi-generational living or guests. The second level offers an open-concept layout with a spacious kitchen, dining, and living area that opens to a private balcony—perfect for morning coffee or evening relaxation. Upstairs, find 3 additional bedrooms, including a primary suite with a walk-in closet and ensuite bath. Enjoy garden-facing views, an attached single garage, and stylish finishes throughout. Located close to parks, future schools, and major roadways—this home offers both comfort and convenience. A must-see!