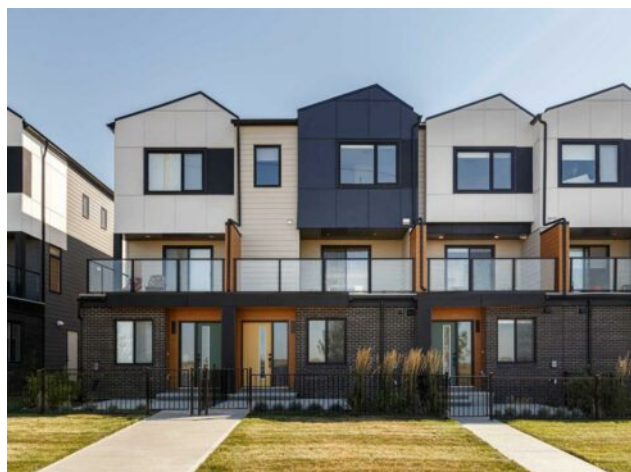


**409, 8535 19 Avenue SE  
Calgary, Alberta**

**MLS # A2249525**



**\$528,000**

|                  |                             |               |                  |
|------------------|-----------------------------|---------------|------------------|
| <b>Division:</b> | Belvedere                   |               |                  |
| <b>Type:</b>     | Residential/Five Plus       |               |                  |
| <b>Style:</b>    | 3 (or more) Storey          |               |                  |
| <b>Size:</b>     | 1,549 sq.ft.                | <b>Age:</b>   | 2022 (3 yrs old) |
| <b>Beds:</b>     | 4                           | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached      |               |                  |
| <b>Lot Size:</b> | 0.03 Acre                   |               |                  |
| <b>Lot Feat:</b> | Front Yard, Rectangular Lot |               |                  |

|                    |                                           |                   |        |
|--------------------|-------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas                   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate            | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                           | <b>Condo Fee:</b> | \$ 200 |
| <b>Basement:</b>   | None                                      | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Aluminum Siding , Brick, Composite Siding | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | Poured Concrete                           | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island                            |                   |        |

**Inclusions:** N/A

4 BEDROOM | 3.5 BATHROOM | \*UPGRADED FLOOR-PLAN - 1549 sq.ft\* | \*MINTO BUILT - MASTER COMMUNITY BUILDER | WEST FACING BALCONY & FRONT YARD | DOWNTOWN & MOUNTAIN VIEWS | OVERSIZED ATTACHED SINGLE GARAGE + DRIVEWAY | VIBRANT COMMUNITY & EASY ACCESS | CLOSE TO ALL AMENITIES - \*Welcome Home\* to this contemporary & spacious single-family townhome in Belvedere. Catering to a diverse array of needs and preferences, this 4 Bed/3.5 bath townhome has a flawless floorplan maximizing utilization and making this an incredible home or investment & rental property. No expenses have been spared on the build by Minto, the master community builder, providing a refined & adapted design to align with growing families & the ever-evolving trends, styles, and demands of today's homeowners. EASY ACCESS OFF STONEY & CLOSE TO ALL AMENITIES - East Hills Shopping Centre: Costco, Walmart, Starbucks, McDonalds, Cinema, Child Care, Nail Salon & so much More... 20 Mins to Downtown & Airport - Belvedere is such a great option for first time home buyers & people who are tired of paying rent. VACANT & MOVE IN READY.