

**403, 8500 19 Avenue SE**  
**Calgary, Alberta**

**MLS # A2208730**



**\$450,000**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Belvedere                                  |               |                  |
| <b>Type:</b>     | Residential/Five Plus                      |               |                  |
| <b>Style:</b>    | 3 (or more) Storey                         |               |                  |
| <b>Size:</b>     | 1,360 sq.ft.                               | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 1 full / 1 half  |
| <b>Garage:</b>   | Single Garage Attached                     |               |                  |
| <b>Lot Size:</b> | -  |               |                  |
| <b>Lot Feat:</b> | Low Maintenance Landscape, Street Lighting |               |                  |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                 | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl                              | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                            | <b>Condo Fee:</b> | \$ 191 |
| <b>Basement:</b>   | None                                       | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | TBD    |
| <b>Foundation:</b> | Poured Concrete                            | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, Stone Counters             |                   |        |

**Inclusions:** N/A

Newly 2025 Built Townhouse in Belvedere with Stunning Downtown and Mountain Views, Welcome to this exquisite newly built townhouse located in the vibrant community of Belvedere, Calgary. Offering 1,360 sq. ft. of thoughtfully designed living space, this west-facing unit features 2 bedrooms and 2.5 bathrooms, providing a perfect blend of comfort and modern elegance. From your partially covered balcony, enjoy unobstructed views of downtown Calgary and the majestic Rocky Mountains, creating a picturesque backdrop for your daily life. Modern Design and Functional Living Spaces, the open-concept main floor seamlessly connects the living, dining, and kitchen areas, creating an inviting space ideal for both relaxation and entertaining. The modern kitchen is equipped with stainless steel appliances, quartz countertops, and ample cabinet space. The lower level features a flex room, perfect for a home office, or additional storage, adapting effortlessly to your lifestyle needs. The upper floor houses the conveniently located stackable washer and dryer, adding to the home's functional design. This townhouse includes a single-car attached garage, offering secure parking and additional storage space. An extra parking spot is available right outside, providing convenience for guests or additional vehicles. Prime Location in the Heart of Belvedere a master-planned community in East Calgary, this home offers unparalleled access to a variety of amenities and natural attractions. For shopping and entertainment, the East Hills Shopping Centre is just steps away, offering a diverse selection of retail stores, restaurants, and a movie theatre. Additionally, the community's strategic location at 17th Avenue SE and 84th Street SE ensures a quick 15-minute commute to downtown Calgary, making it ideal for professionals seeking suburban tranquility without

sacrificing urban accessibility. Future Developments and Community Growth Belvedere is poised for significant growth, with plans for new residential, retail, and commercial developments underway. The community is set to become even more accessible with the upcoming 17 Avenue SE Bus Rapid Transit (BRT), enhancing connectivity to various parts of the city. Experience the perfect blend of modern living, natural beauty, and urban convenience in this exceptional Belvedere townhouse.