

# \$528,000 - 409, 8535 19 Avenue Se, Calgary

MLS® #A2249525

**\$528,000**

4 Bedroom, 3.00 Bathroom, 1,549 sqft

Residential on 0.03 Acres

Belvedere., Calgary, Alberta

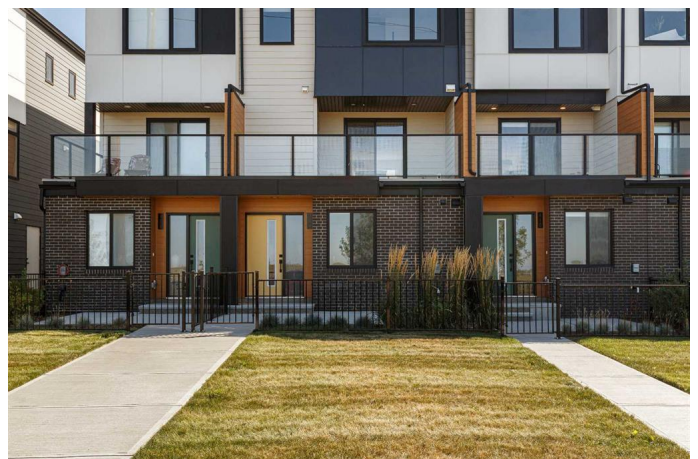
4 BEDROOM | 3.5 BATHROOM |

\*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.

Built in 2022

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2249525      |
| Price          | \$528,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,549         |
| Acres          | 0.03          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 409, 8535 19 Avenue Se |
| Subdivision | Belvedere.             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2A 7W8                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island                                                                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | None                                                                                          |
| Basement          | None                                                                                          |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Balcony, Private Entrance, Private Yard |
| Lot Description   | Front Yard, Rectangular Lot             |

|              |                                          |
|--------------|------------------------------------------|
| Roof         | Asphalt Shingle                          |
| Construction | Brick, Composite Siding, Aluminum Siding |
| Foundation   | Poured Concrete                          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 44                |
| Zoning         | M-1               |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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