

# \$558,000 - 409, 8535 19 Avenue Se, Calgary

MLS® #A2212630

**\$558,000**

4 Bedroom, 3.00 Bathroom, 1,549 sqft

Residential on 0.00 Acres

Belvedere., Calgary, Alberta

4 BEDROOM | 3.5 BATHROOM |

\*UPGRADED FLOOR-PLAN - 1549 sq.ft\* |

\*MINTO BUILT - MASTER COMMUNITY BUILDER | SOUTH 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® #	A2212630
Price	\$558,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,549
Acres	0.00
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, Aluminum Siding, Composite Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 18th, 2025
Days on Market	78
Zoning	M-1

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.