

# \$449,000 - 105, 8535 19 Avenue Se, Calgary

MLS® #A2259416

**\$449,000**

2 Bedroom, 2.00 Bathroom, 1,349 sqft

Residential on 0.02 Acres

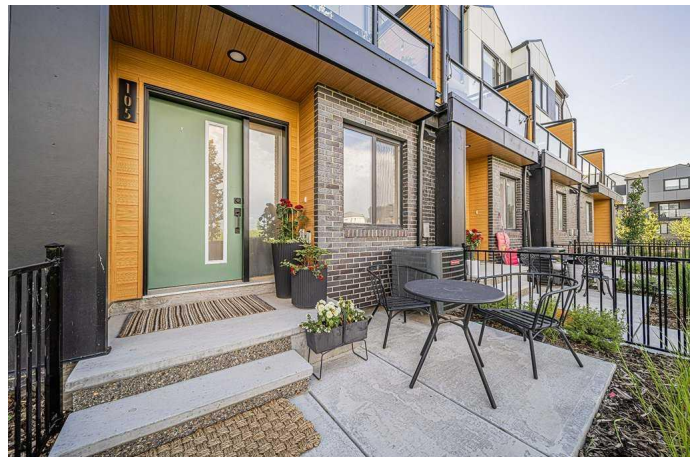
Belvedere., Calgary, Alberta

Stylish Living in East Hills Crossing! Discover this beautifully upgraded 2-bedroom, 1.5-bathroom townhome built by Minto Communities, offering over 1,348 sqft of modern living space. Enjoy year-round comfort with central A/C, and cook with ease in the contemporary kitchen featuring stainless steel appliances, tile backsplash, quartz countertops, and a sleek breakfast bar—perfect for casual dining. Step out onto your private balcony overlooking a scenic park, or transform the versatile lower-level flex space into a home office, gym, or cozy retreat. A single attached garage with additional storage, convenient upstairs laundry, and extra parking right at your door add to the appeal. Located just steps from East Hills Shopping Centre, and within 20 minutes of downtown, the airport, and South Health Campus. This is modern townhome living at its best—book your showing today!

Built in 2022

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2259416  |
| Price          | \$449,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,349     |



|            |               |
|------------|---------------|
| Acres      | 0.02          |
| Year Built | 2022          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 3 Storey      |
| Status     | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 105, 8535 19 Avenue Se |
| Subdivision | Belvedere.             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2A 7W8                |

### Amenities

|                |                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------|
| Amenities      | Park, Playground                                                                              |
| Parking Spaces | 2                                                                                             |
| Parking        | Driveway, Garage Door Opener, Garage Faces Rear, Insulated, Oversized, Single Garage Attached |
| # of Garages   | 2                                                                                             |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting                      |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                                                 |
| Cooling           | Central Air                                                                                                             |
| Basement          | None                                                                                                                    |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | None               |
| Lot Description   | Other              |
| Roof              | Asphalt Shingle    |
| Construction      | Wood Frame, Veneer |
| Foundation        | Poured Concrete    |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 23rd, 2025 |
|-------------|----------------------|

|                |     |
|----------------|-----|
| Days on Market | 36  |
| Zoning         | M-1 |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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