

\$469,900 - 205, 8535 19 Avenue Se, Calgary

MLS® #A2123577

\$469,900

2 Bedroom, 2.00 Bathroom, 1,311 sqft

Residential on 0.00 Acres

Belvedere, Calgary, Alberta

Welcome to an exquisite newly constructed townhome nestled within the Belvedere community. Crafted by Minto Communities, renowned for their commitment to sustainability, this residence stands as Calgary's LEED Neighborhood Development. Positioned ideally, residents enjoy proximity to the East Hills Shopping Centre, Downtown Calgary, YYC International Airport, and the South Health Campus, all reachable within a brief 20-minute drive. Spanning 1,310 sqft, this residence features 3 bedrooms and 1.5 bathrooms, providing abundant living space. The kitchen caters to culinary enthusiasts with its spacious open-concept layout adorned with premium finishes, subway tile backsplash, stainless steel appliances, and quartz countertops, all centralized around a huge island. Step onto the expansive balcony, an ideal retreat for savouring morning coffees or hosting gatherings with loved ones. Adjacent, a convenient 2-piece bathroom serves the kitchen and living areas. Ascending to the upper level, discover 2 bedrooms, including a sumptuous primary suite complemented by a luxurious 4-piece bathroom shared with another generously sized bedroom. A laundry room for your convenience. Downstairs, a versatile flex room awaits, adaptable to serve as a family room, home office, gym, or optional 3rd bedroom. Access the single-attached garage, offering ample storage space, with additional parking available at the front. The garage also features an attached mechanical



room for added convenience. Seize the opportunity to make this stylish and spacious townhouse your own. Contact your favourite realtor today to arrange a private viewing and embark on the journey to finding your perfect home.

Built in 2024

Essential Information

MLS® #	A2123577
Price	\$469,900
Sold Price	\$458,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,311
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	205, 8535 19 Avenue Se
Subdivision	Belvedere
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 7W8

Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas
Cooling	Rough-In
Basement	None

Exterior

Exterior Features	Private Entrance
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	April 17th, 2024
Date Sold	May 20th, 2024
Days on Market	33
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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