

# \$450,000 - 403, 8500 19 Avenue Se, Calgary

MLS® #A2208730

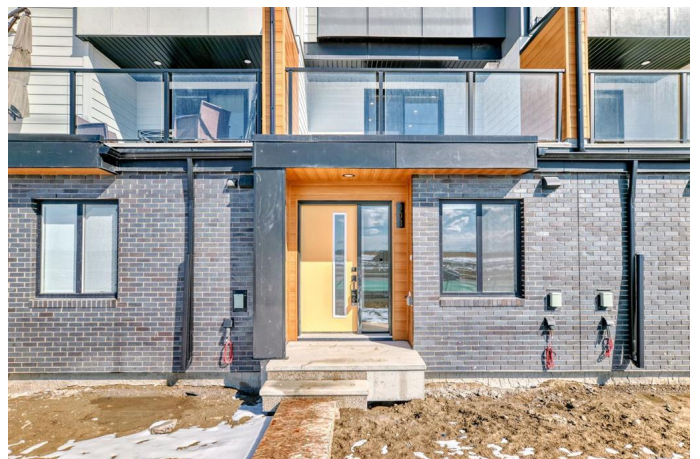
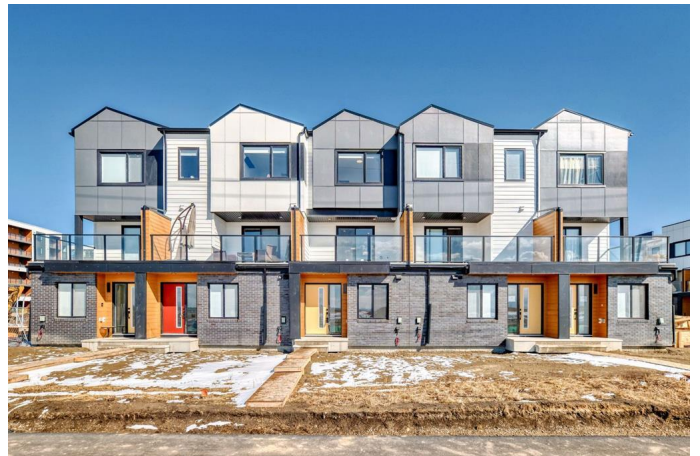
**\$450,000**

2 Bedroom, 2.00 Bathroom, 1,360 sqft

Residential on 0.00 Acres

Belvedere., Calgary, Alberta

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.

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2208730      |
| Price          | \$450,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,360         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|         |                        |
|---------|------------------------|
| Address | 403, 8500 19 Avenue Se |
|---------|------------------------|

|             |            |
|-------------|------------|
| Subdivision | Belvedere. |
| City        | Calgary    |
| County      | Calgary    |
| Province    | Alberta    |
| Postal Code | T2A7W8     |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Stone Counters                                                                                        |
| Appliances        | Dishwasher, Electric Oven, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                            |
| Cooling           | None                                                                                                                  |
| Basement          | None                                                                                                                  |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Other                                      |
| Lot Description   | Low Maintenance Landscape, Street Lighting |
| Roof              | Asphalt Shingle                            |
| Construction      | Composite Siding, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 34              |
| Zoning         | TBD             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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