

# \$498,000 - 8554 19th Avenue Se, Calgary

MLS® #A2210849

**\$498,000**

4 Bedroom, 4.00 Bathroom, 1,492 sqft  
Residential on 0.03 Acres

Belvedere., Calgary, Alberta

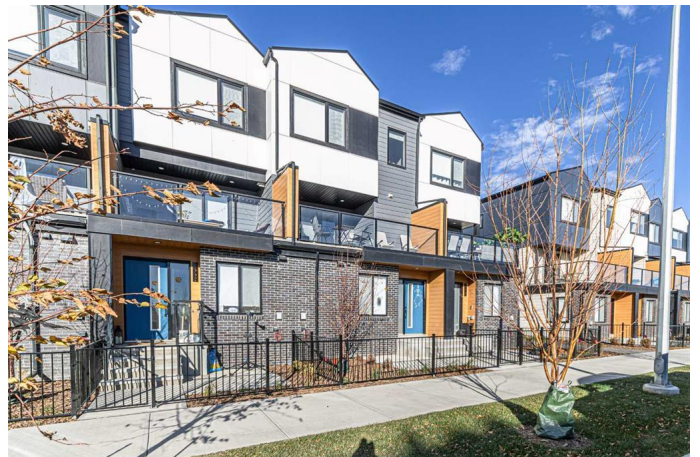
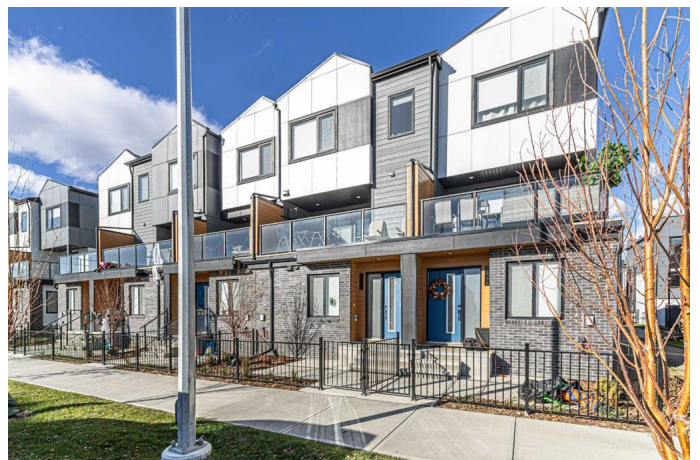
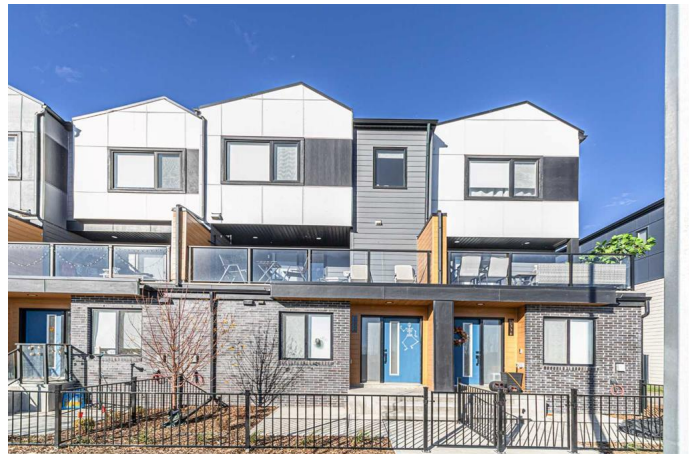
"15K PRICE ADJUSTMENT - LOW CONDO FEES" Welcome to a beautiful 4-bedroom, 4-bathroom townhome in the fast-growing community of East Hills Crossing in Calgary's SE—perfect for first-time homebuyers, growing families, or savvy investors.

This stylish PET-FRIENDLY condo offers almost 1500 sq. ft. of thoughtfully designed space, featuring a bright open-concept layout, a modern kitchen with a large island (with storage), stainless steel appliances, and spacious living and dining areas ideal for entertaining or family gatherings.

Upstairs, you'll find a comfortable primary bedroom with a walk-in closet and 4-piece ensuite, along with two additional bedrooms and a full bath—perfect for children or guests. The lower level includes a fourth bedroom and full bathroom, offering excellent flexibility for multi-generational families, home offices, or rental options.

Enjoy outdoor living with a sunny SOUTH-FACING second-level balcony, and take advantage of the single-car tandem GARAGE with extra storage space.

The condo corporation offers access to shared amenities including fire pits, a basketball court, and a playground—ideal for family gatherings and outdoor fun! Located just steps from East



Hills Shopping Centre”home to Costco, Walmart, restaurants, and more”you”ll have everything you need at your fingertips (5 minute walk.) Close to schools, parks, and public transit, this is a fantastic location for families and commuters alike. Plus, LOW condo fees help keep monthly costs affordable.

Whether you're buying your first home or adding to your portfolio, this move-in ready property offers modern living in one of Calgary’s most exciting new neighbourhoods.

Built in 2024

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2210849      |
| Price          | \$498,000     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,492         |
| Acres          | 0.03          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

Community Information

|             |                     |
|-------------|---------------------|
| Address     | 8554 19th Avenue Se |
| Subdivision | Belvedere.          |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2A 7W8             |

Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Parking                                    |
| Parking Spaces | 2                                          |
| Parking        | Single Garage Attached, Garage Door Opener |
| # of Garages   | 1                                          |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Quartz Counters, Vinyl Windows                                      |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                             |
| Cooling           | None                                                                                |
| Basement          | None                                                                                |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Lot Description   | Back Lane, Front Yard           |
| Roof              | Asphalt Shingle                 |
| Construction      | Wood Frame, Brick, Vinyl Siding |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 149           |
| Zoning         | M-1           |

### Listing Details

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

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