

**3619, 8500 19 Avenue SE**  
**Calgary, Alberta**

**MLS # A2292747**



**\$362,900**

<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	817 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 378
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** N/A

BRAND NEW CORNER UNIT | 2 BED / 2 BATH / 817 SQ FT | MODERN FINISHES | LOW CONDO FEES | UNDERGROUND TITLED PARKING &ndash; Welcome to East Hills by Minto Communities, an award-winning Canadian builder with over 70 years of experience. This condo complex is located in the growing community of Belvedere, just steps from East Hills Shopping Centre. Designed to foster a true sense of community, East Hills features pedestrian pathways, nearby greenspace, and a walkable, neighbour-friendly layout. Enjoy unbeatable convenience with Costco, Walmart, banks, restaurants, and everyday essentials right across the street, along with quick access to major roadways and public transit for an easy commute downtown or around the city. This brand-new corner 2 bedroom, 2 bathroom condo offers a smart and functional layout with well-designed living space and modern finishes throughout. The kitchen sits at the heart of the home and features a large island, stainless steel appliances, and ample cabinetry and storage. Just off the kitchen is the dedicated dining area, which leads to your private southeast-facing balcony&mdash;perfect for soaking up the sun and enjoying summer evenings. Back inside, the spacious living room sits across from the kitchen, creating a bright and inviting open-concept layout ideal for both everyday living and entertaining. The thoughtfully designed split-bedroom floor plan provides excellent privacy. The primary bedroom is located at the back of the home and is generously sized, featuring a walk-in closet and a 3-piece ensuite. The second bedroom is also well-sized, with a 4-piece bathroom conveniently located just beside it&mdash;an ideal setup for guests, roommates, or a home office. Additional storage and in-suite laundry are located at the front of the home beside the foyer, completing this functional and well-appointed

condo. Additional highlights include underground titled parking, a pet-friendly building (with restrictions), access to an on-site fitness centre located in Building 3000, and a rooftop patio in Building 1000 and Building 4000—available to all residents—enhancing the lifestyle appeal of this low-maintenance home. With modern design, low condo fees, and an exceptional location, this is an excellent opportunity for first-time buyers, investors, or those looking to downsize in one of southeast Calgary’s most convenient communities. Contact Minto’s sales staff and book your visit today!