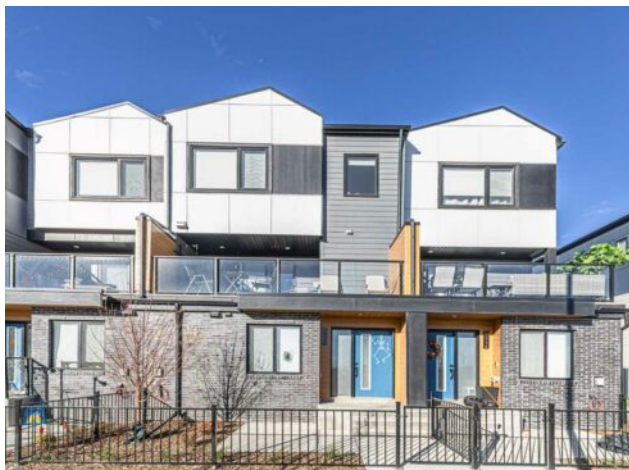


8554 19th Avenue SE
Calgary, Alberta

MLS # A2210849



\$504,900

Division:	Belvedere		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,492 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Garage Door Opener, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 208
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Vinyl Windows		

Inclusions: NA

"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.