



# 8535 19 Avenue Calgary Alberta

\$499,900

Welcome to Unit 306 a rare find featuring 4 bedrooms, 3.5 bathrooms, with Low condo fee at SouthTowns in East Hills Crossing, nestled in the highly accessible community of Belvedere. This stunning townhome offers breathtaking views of Downtown Calgary and the mountains from its expansive second-floor balcony.

Boasting 4 spacious bedrooms, 3.5 bathrooms, and a single tandem-car garage to accommodate 2 cars, this home is designed for comfort and convenience. At the entrance on the lower level, there is a full bedroom and a bathroom, perfect to be used as a "Guest bedroom", an office area for parents who like to stay at the main floor. Main level offers a large kitchen, a huge living area with a lot of windows, a separate dining area, a 2pc bathroom and a balcony for your summer barbeque parties. Upstairs, the primary bedroom offers a 4-piece ensuite and a walk-in closet. Two additional bedrooms, a 4-piece bathroom, a laundry area, and a large linen closet complete the upper level. Situated close to a variety of amenities, this home is just steps from a playground, basketball court, restaurants, Costco, Walmart, and numerous other retailers. (id:6769)

Bedroom 11.25 Ft x 10.08 Ft  
4pc Bathroom 7.75 Ft x 5.25 Ft  
Kitchen 15.50 Ft x 17.50 Ft  
Living room 11.92 Ft x 18.25 Ft  
2pc Bathroom 5.00 Ft x 4.50 Ft

Primary Bedroom 9.58 Ft x 10.83 Ft  
Bedroom 9.25 Ft x 11.42 Ft  
Bedroom 8.33 Ft x 11.33 Ft  
4pc Bathroom 5.00 Ft x 8.08 Ft  
4pc Bathroom 5.00 Ft x 7.83 Ft

Listing Presented By:



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