



## 8521 19 Avenue Calgary Alberta

\$514,999

Modern 3-Bedroom Townhouse with Double Garage | 8521 19th Ave SE, Calgary Welcome to this spacious and stylish 1,614 sq. ft. townhouse located in a quiet and convenient pocket of SE Calgary. Boasting a bright, open-concept layout and a double attached garage with a front concrete pad and air conditioning, this home offers the perfect blend of comfort and functionality. The main entrance is located on the lower level, providing a private entryway that leads upstairs to the heart of the home—an open living space featuring a modern kitchen with a large center island, seamlessly connected to the dining and living areas. Perfect for entertaining or family time, this floor also includes access to a private balcony off the dining room, ideal for morning coffee or summer evenings. Upstairs, you'll find a convenient upper-floor laundry room, a full 4-piece main bathroom, and three generously sized bedrooms. The primary suite includes a walk-in closet and a private 3-piece ensuite, offering a quiet retreat after a long day. With modern finishes, a smart layout, and an abundance of natural light, this home checks all the boxes. Whether you're a first-time buyer, growing family, or investor, this property is a must-see. Don't miss your chance to own this fantastic townhouse in a growing SE Calgary neighborhood. Book your showing today! (id:6769)

Den 13.08 Ft x 11.83 Ft  
Storage 5.92 Ft x 4.75 Ft  
Kitchen 12.67 Ft x 12.58 Ft  
Dining room 10.92 Ft x 6.50 Ft  
Living room 19.08 Ft x 13.58 Ft  
Other 13.83 Ft x 10.42 Ft  
2pc Bathroom 6.00 Ft x 4.67 Ft

Laundry room 5.00 Ft x 3.08 Ft  
Primary Bedroom 10.75 Ft x 10.42 Ft  
Bedroom 9.67 Ft x 9.33 Ft  
Bedroom 9.42 Ft x 9.00 Ft  
3pc Bathroom 8.42 Ft x 5.25 Ft  
4pc Bathroom 8.08 Ft x 5.00 Ft

Listing Presented By:



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