



## 8554 19th Avenue Calgary Alberta

\$504,900

"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. (id:6769)

2pc Bathroom 1.47 M x 1.35 M

Living room 4.28 M x 3.63 M

Other 5.86 M x 3.63 M

4pc Bathroom 2.33 M x 1.50 M

Primary Bedroom 3.27 M x 2.90 M

4pc Bathroom 2.42 M x 1.49 M

Bedroom 2.80 M x 2.42 M

Bedroom 2.74 M x 2.52 M

4pc Bathroom 2.40 M x 1.48 M

Laundry room 2.04 M x .87 M

Bedroom 3.43 M x 3.09 M

Listing Presented By:



Originally Listed by:  
eXp Realty



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