

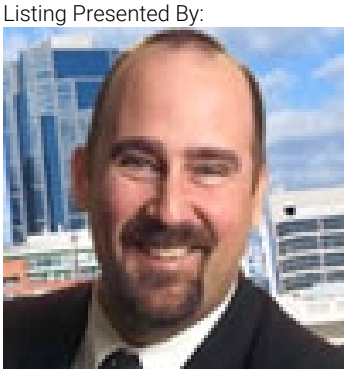
8500 19 Avenue Calgary Alberta

$426,000

REDUCED! This isn't just a place to live, it's a community designed for enjoying life. East Hills Crossing was thoughtfully planned with health, well-being and connection in mind. Stroll through the community park, enjoy green space, shoot a few hoops on the half basketball court or meet up with friends and neighbours at the community plaza.When you're ready to venture beyond the community, there's plenty to discover. Take your dog for a hike, enjoy a picnic at Elliston Park, play hockey or cricket, or head over to Bob Bahan Aquatic & Fitness Centre for swimming and recreation. And then there's 17th Avenue SE, Calgary's International Avenue, just minutes away and offering a delicious passport to the world with Vietnamese, Middle Eastern, Filipino & countless other global flavours. Inside, this townhouse offers the modern finishes & practical features you're looking for. The kitchen is designed with quartz countertops, a convenient breakfast bar, full-height tiled backsplash, stainless-steel appliances and a sleek undermount sink with pull-out faucet. The open, contemporary feel continues throughout the home with durable plank flooring, luxury vinyl tile in the bathrooms and carpet on the entire third floor.Comfort and efficiency have also been thoughtfully considered. The home features a high-efficiency natural gas furnace, heat recovery ventilator to bring in fresh air and enhance indoor air quality, an energy-efficient 50-gallon electric hot water tank and MERV 8 air filtration. You'll also find 200-amp electrical service, pre-wiring for high-speed internet in the living room, smoke and carbon monoxide detectors and offset-stud demising walls designed to help reduce sound transfer between homes.Outside, contemporary styling combines brick, horizontal fibre-cement siding, wood-look accents and tempered-glass railings. Low-E Argon-filled windows feature stylish bla...

2pc Bathroom 4.92 Ft x 4.42 Ft
Kitchen 17.25 Ft x 15.42 Ft
Dining room 9.50 Ft x 5.33 Ft
Living room 14.08 Ft x 11.83 Ft
4pc Bathroom 7.92 Ft x 4.83 Ft
4pc Bathroom 4.83 Ft x 8.00 Ft
Primary Bedroom 9.42 Ft x 10.75 Ft
Bedroom 9.25 Ft x 11.33 Ft
Bedroom 8.17 Ft x 11.33 Ft
4pc Bathroom 7.67 Ft x 4.75 Ft
Bedroom 11.25 Ft x 10.08 Ft
Furnace 7.67 Ft x 4.00 Ft

Listing Presented By:



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