

# \$528,000 - 409, 8535 19 Avenue Se, Calgary

MLS® #A2249525

**\$528,000**

4 Bedroom, 3.00 Bathroom, 1,549 sqft

Residential on 0.03 Acres

Belvedere., Calgary, Alberta

4 BEDROOM | 3.5 BATHROOM |

\*UPGRADED FLOOR-PLAN - 1549 sq.ft\* |

\*MINTO BUILT - MASTER COMMUNITY BUILDER | WEST FACING BALCONY & FRONT YARD | DOWNTOWN & MOUNTAIN VIEWS | OVERSIZED ATTACHED SINGLE GARAGE + DRIVEWAY | VIBRANT COMMUNITY & EASY ACCESS | CLOSE TO ALL AMENITIES - \*Welcome Home\* to this contemporary & spacious single-family townhome in Belvedere. Catering to a diverse array of needs and preferences, this 4 Bed/3.5 bath townhome has a flawless floorplan maximizing utilization and making this an incredible home or investment & rental property. No expenses have been spared on the build by Minto, the master community builder, providing a refined & adapted design to align with growing families & the ever-evolving trends, styles, and demands of today's homeowners. EASY ACCESS OFF STONEY & CLOSE TO ALL AMENITIES - East Hills Shopping Centre: Costco, Walmart, Starbucks, McDonalds, Cinema, Child Care, Nail Salon & so much More... 20 Mins to Downtown & Airport - Belvedere is such a great option for first time home buyers & people who are tired of paying rent. VACANT & MOVE IN READY.

Built in 2022

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2249525      |
| Price          | \$528,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,549         |
| Acres          | 0.03          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 409, 8535 19 Avenue Se |
| Subdivision | Belvedere.             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2A 7W8                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island                                                                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | None                                                                                          |
| Basement          | None                                                                                          |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Balcony, Private Entrance, Private Yard |
| Lot Description   | Front Yard, Rectangular Lot             |

|              |                                          |
|--------------|------------------------------------------|
| Roof         | Asphalt Shingle                          |
| Construction | Brick, Composite Siding, Aluminum Siding |
| Foundation   | Poured Concrete                          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 6                 |
| Zoning         | M-1               |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.