

# \$450,000 - 403, 8500 19 Avenue Se, Calgary

MLS® #A2208730

**\$450,000**

2 Bedroom, 2.00 Bathroom, 1,360 sqft

Residential on 0.00 Acres

Belvedere., Calgary, Alberta

Newly 2025 Built Townhouse in Belvedere with Stunning Downtown and Mountain Views, Welcome to this exquisite newly built townhouse located in the vibrant community of Belvedere, Calgary. Offering 1,360 sq. ft. of thoughtfully designed living space, this west-facing unit features 2 bedrooms and 2.5 bathrooms, providing a perfect blend of comfort and modern elegance. From your partially covered balcony, enjoy unobstructed views of downtown Calgary and the majestic Rocky Mountains, creating a picturesque backdrop for your daily life. Modern Design and Functional Living Spaces, the open-concept main floor seamlessly connects the living, dining, and kitchen areas, creating an inviting space ideal for both relaxation and entertaining. The modern kitchen is equipped with stainless steel appliances, quartz countertops, and ample cabinet space. The lower level features a flex room, perfect for a home office, or additional storage, adapting effortlessly to your lifestyle needs. The upper floor houses the conveniently located stackable washer and dryer, adding to the home's functional design. This townhouse includes a single-car attached garage, offering secure parking and additional storage space. An extra parking spot is available right outside, providing convenience for guests or additional vehicles. Prime Location in the Heart of Belvedere a master-planned community in East Calgary, this home offers unparalleled access to a variety of amenities and natural



attractions. For shopping and entertainment, the East Hills Shopping Centre is just steps away, offering a diverse selection of retail stores, restaurants, and a movie theatre. Additionally, the community's strategic location at 17th Avenue SE and 84th Street SE ensures a quick 15-minute commute to downtown Calgary, making it ideal for professionals seeking suburban tranquility without sacrificing urban accessibility. Future Developments and Community Growth Belvedere is poised for significant growth, with plans for new residential, retail, and commercial developments underway. The community is set to become even more accessible with the upcoming 17 Avenue SE Bus Rapid Transit (BRT), enhancing connectivity to various parts of the city. Experience the perfect blend of modern living, natural beauty, and urban convenience in this exceptional Belvedere townhouse.

Built in 2025

**Essential Information**

MLS® #	A2208730
Price	\$450,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,360
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	403, 8500 19 Avenue Se
---------	------------------------

Subdivision	Belvedere.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A7W8

### Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Kitchen Island, Stone Counters
Appliances	Dishwasher, Electric Oven, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Other
Lot Description	Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 4th, 2025
Days on Market	103
Zoning	TBD

### Listing Details

Listing Office	eXp Realty
----------------	------------

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.