

**1302, 8500 19 Avenue SE**  
**Calgary, Alberta**
**MLS # A2214675**

**\$369,900**

<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	802 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 364
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Kitchen Island, Open Floorplan, Stone Counters		

**Inclusions:** N/A

Welcome to East Hills Crossing by Minto Communities &mdash; One of the best units in this building. Corner unit facing the quiet side of the building with no traffic noise. A thoughtfully designed, brand-new, never-occupied 2 bedroom apartment that blends style, space, and modern convenience. Located directly across from East Hills Shopping and commercial Centre, you'll have instant access to groceries, dining, entertainment, and everyday essentials. Commuting is a breeze with a rapid transit bus route offering direct service to Calgary just steps from your door. This unit features contemporary design touches and practical upgrades to suit every stage of life &mdash; from first-time buyers to "rightsizers" and everyone in between. Enjoy elegant finishes like luxury vinyl plank and tile flooring, your own titled underground parking stall + titled storage, and access to an inviting rooftop patio and communal gathering spaces. Experience urban convenience without compromise in a vibrant, connected community.