

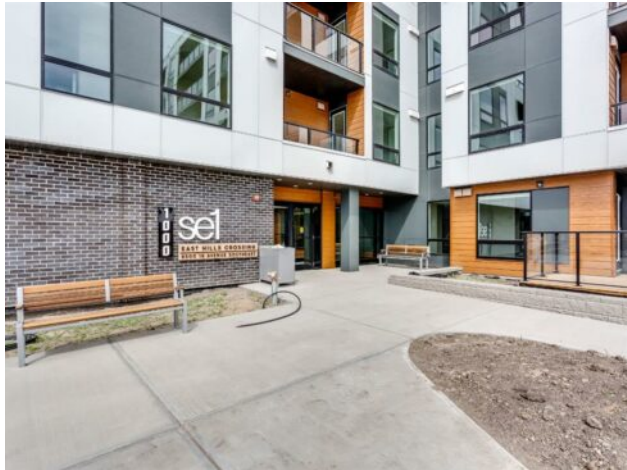


**DJ Golden**  
**REAL ESTATE**

**780-897-4003**  
dj@djgolden.com

**1216, 8500 19 Avenue SE**  
**Calgary, Alberta**

**MLS # A2216137**



**\$349,900**

<b>Division:</b>	Calgary		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	758 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 364
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding	<b>Zoning:</b>	TBD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Discover comfort and convenience in this well-appointed 2-bedroom, 2-bathroom condo in the sought-after East Hills community. Just minutes from shopping, parks, scenic pathways, and with quick access to Stoney Trail, this location can't be beat. Inside, you're welcomed by a stylish kitchen with an eating bar that opens to a bright living room and a private balcony—ideal for relaxing or entertaining. The spacious primary bedroom features a walk-in closet and a private ensuite, while the second bedroom is generously sized with easy access to the main bathroom. Enjoy the convenience of in-suite laundry, titled underground parking, and a separate titled storage unit. Whether you're a first-time buyer, downsizing, or investing, this home offers the perfect blend of lifestyle and location.