

# \$489,900 - 8521 19 Avenue Se, Calgary

MLS® #A2227301

**\$489,900**

3 Bedroom, 3.00 Bathroom, 1,614 sqft

Residential on 0.00 Acres

Belvedere., Calgary, Alberta

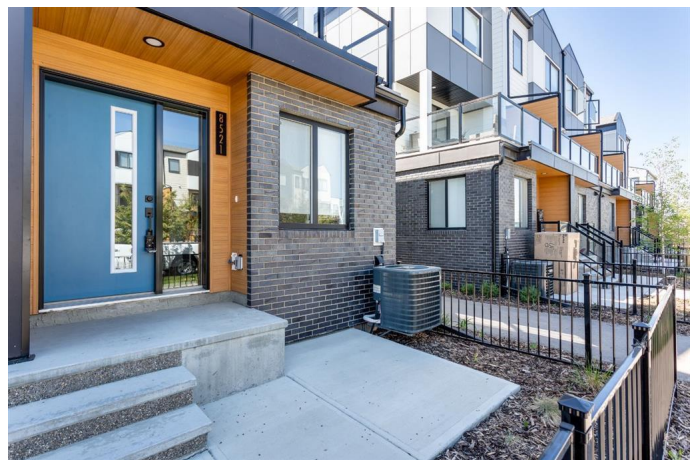
Modern 3-Bedroom Townhouse with Double  
Garage | 8521 19th Ave SE, Calgary

Welcome to this spacious and stylish 1,614 sq. ft. townhouse located in a quiet and convenient pocket of SE Calgary. Boasting a bright, open-concept layout and a double attached garage with a front concrete pad and air conditioning, this home offers the perfect blend of comfort and functionality.

The main entrance is located on the lower level, providing a private entryway that leads upstairs to the heart of the home—an open living space featuring a modern kitchen with a large center island, seamlessly connected to the dining and living areas. Perfect for entertaining or family time, this floor also includes access to a private balcony off the dining room, ideal for morning coffee or summer evenings.

Upstairs, you'll find a convenient upper-floor laundry room, a full 4-piece main bathroom, and three generously sized bedrooms. The primary suite includes a walk-in closet and a private 3-piece ensuite, offering a quiet retreat after a long day.

With modern finishes, a smart layout, and an abundance of natural light, this home checks all the boxes. Whether you're a first-time buyer, growing family, or investor, this property is a must-see.



Don't miss your chance to own this fantastic townhouse in a growing SE Calgary neighborhood. Book your showing today!

Built in 2021

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2227301      |
| Price          | \$489,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,614         |
| Acres          | 0.00          |
| Year Built     | 2021          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 8521 19 Avenue Se |
| Subdivision | Belvedere.        |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T1X 0L5           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Parking                |
| Parking Spaces | 3                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting |
|-------------------|------------------------------------------------------------------------------------|

|            |                                                   |
|------------|---------------------------------------------------|
| Appliances | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating    | Forced Air                                        |
| Cooling    | Central Air                                       |
| Basement   | None                                              |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Balcony                            |
| Lot Description   | Paved, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                    |
| Construction      | Vinyl Siding, Wood Frame           |
| Foundation        | Poured Concrete                    |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 144            |
| Zoning         | M-1            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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