

# \$498,000 - 8523 19 Avenue Se, Calgary

MLS® #A2245607

**\$498,000**

4 Bedroom, 4.00 Bathroom, 1,527 sqft  
Residential on 0.00 Acres

Belvedere., Calgary, Alberta

Modern 4-Bedroom Townhouse with Single  
Car Garage | 8523 19 Ave SE, Calgary

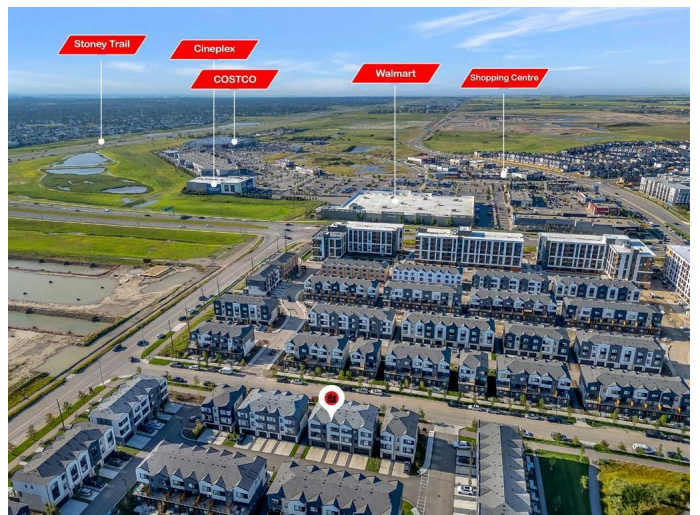
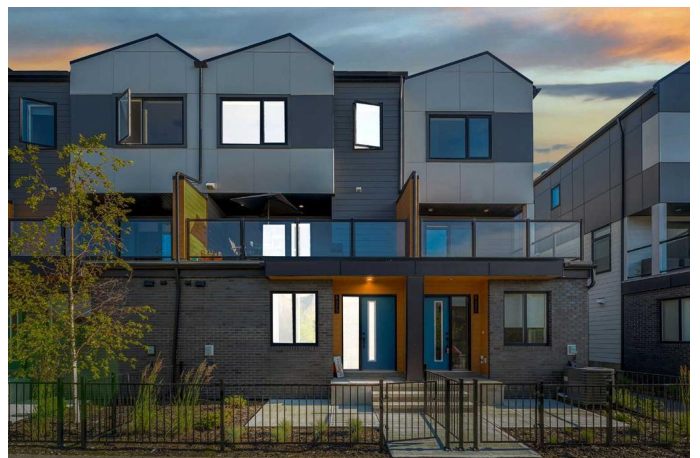
Welcome to this spacious and stylish 1,527.18 sq. ft. townhouse located in a quiet and convenient pocket of SE Calgary. Featuring 4 bedrooms and 3 bathrooms, including a main floor 3-piece bathroom, this home delivers the perfect mix of functionality, space, and contemporary design.

The private lower-level entrance leads into a bright, open-concept main floor. The modern kitchen offers a large center island and flows seamlessly into the dining and living areas—ideal for everyday living or entertaining. Enjoy your morning coffee or unwind on your private balcony just off the dining area.

Upstairs, you'll find three generously sized bedrooms, including a spacious primary suite with a walk-in closet and a private 3-piece ensuite. A dedicated upper-floor laundry room adds extra convenience to the smart layout.

Additional features include a Single attached garage with a front concrete pad, stylish finishes throughout, and an abundance of natural light.

Whether you're a first-time buyer, investor, or growing family, this move-in-ready townhouse is a fantastic opportunity in a



desirable SE Calgary community.

Book your private showing today!

Built in 2021

### Essential Information

MLS® #	A2245607
Price	\$498,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,527
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	8523 19 Avenue Se
Subdivision	Belvedere.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A7W8

### Amenities

Amenities	Park
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer
Heating	Forced Air

Cooling	Central Air
Basement	None

### **Exterior**

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

### **Additional Information**

Date Listed	August 5th, 2025
Days on Market	29
Zoning	M-1

### **Listing Details**

Listing Office	Real Broker
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