

# \$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 | 16               |
| Zoning         | M-1              |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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