



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8535 19 Avenue #205, Calgary T2A 7W8**

MLS®#: **A2123577**

Area: **Belvedere**

Listing Date: **04/17/24**

List Price: **\$469,900**

Status: **Pending**

County: **Calgary**

Change: **+\$5k, 29-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Row/Townhouse**

City/Town:

**Calgary**

Year Built:

**2024**

Lot Information

Lot Sz Ar:

Finished Floor Area

Abv Sqft:

**1,310**

Low Sqft:

Ttl Sqft:

**1,310**

Lot Shape:

DOM

**32**

Layout

Beds:

**2 (2 )**

Baths:

**1.5 (1 1)**

Style:

**3 Storey**

Parking

Ttl Park:

**2**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**See Remarks**

**Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **ENERGY STAR Qualified Equipment, Forced Air, Natural Gas**  
Sewer: **Private Entrance**  
Ext Feat: **Private Entrance**

Construction: **Brick, Cement Fiber Board**  
Flooring: **Carpet, Tile, Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer**  
Int Feat: **Open Floorplan, Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>16`6" x 9`10"</b>
<b>Balcony</b>	<b>Main</b>	<b>13`0" x 10`0"</b>
<b>Office</b>	<b>Lower</b>	<b>14`6" x 9`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`0" x 11`0"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>9`0" x 5`8"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>16`0" x 13`0"</b>
<b>Laundry</b>	<b>Upper</b>	<b>5`2" x 5`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`2" x 11`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 5`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$200**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **2310176**

Remarks

Pub Rmks:

**Welcome to an exquisite newly constructed townhome nestled within the Belvedere community. Crafted by Minto Communities, renowned for their commitment to sustainability, this residence stands as Calgary's LEED Neighborhood Development. Positioned ideally, residents enjoy proximity to the East Hills Shopping Centre, Downtown Calgary, YYC International Airport, and the South Health Campus, all reachable within a brief 20-minute drive. Spanning 1,310 sqft, this residence features 3 bedrooms and 1.5 bathrooms, providing abundant living space. The kitchen caters to culinary enthusiasts with its spacious open-concept layout adorned with premium finishes, subway tile backsplash, stainless steel appliances, and quartz countertops, all centralized around a huge island. Step onto the expansive balcony, an ideal retreat for savouring morning coffees or hosting gatherings with loved ones. Adjacent, a convenient 2-piece bathroom serves the kitchen and living areas. Ascending to the upper level, discover 2 bedrooms, including a sumptuous primary suite complemented by a luxurious 4-piece bathroom shared with another generously sized bedroom. A laundry room for your convenience. Downstairs, a versatile flex room awaits, adaptable to serve as a family room, home office, gym, or optional 3rd bedroom. Access the single-attached garage, offering ample storage space, with additional parking available at the front. The garage also features an attached mechanical room for added convenience. Seize the opportunity to make this stylish and spacious townhouse your own. Contact your favourite realtor today to arrange a private viewing and embark on the journey to finding your perfect home.**

Inclusions:  
Property Listed By:

**None**  
**eXp Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









