



THE
A-TEAM

**RE/MAX
FIRST**

8500 19 Avenue #105, Calgary T2A 7W8

MLS®#: **A2158324** Area: **Belvedere** Listing Date: **08/21/24** List Price: **\$519,998**
 Status: **Active** County: **Calgary** Change: **+\$21k, 17-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **1,022 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,486**
 Low Sqft:
 Ttl Sqft: **1,486**

DOM
28
Layout
 Beds: **4 (4)**
 Baths: **3.5 (3 1)**
 Style: **3 Storey**

Parking
 Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Other**
 Park Feat: **Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other**

Construction: **Brick,Cement Fiber Board,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Kitchen Island**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	13`3" x 10`1"	4pc Bathroom	Main	7`10" x 5`0"
Kitchen	Second	11`6" x 11`4"	Dining Room	Second	11`10" x 7`3"
Living Room	Second	14`9" x 11`11"	Bedroom - Primary	Third	10`9" x 9`6"
4pc Ensuite bath	Third	8`0" x 4`11"	Bedroom	Third	11`4" x 8`3"
Bedroom	Third	11`4" x 9`3"	4pc Bathroom	Third	7`10" x 5`0"
2pc Bathroom	Second	0`0" x 0`0"	Foyer	Main	6`4" x 5`9"
Laundry	Third				

Legal/Tax/Financial

Condo Fee:
\$208

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **2410761**

Remarks

Pub Rmks: **Welcome to East Hills Crossing! This MINTO SHOWHOME is a standout 4-bedroom, 3.5-bath townhome that perfectly blends style and functionality. Enter through your garage to find a versatile main floor bedroom or home office with a full bath, ideal for extra living space or a workspace. The second level features a modern kitchen with stainless steel appliances, ample storage, and a built-in pantry, seamlessly flowing into a spacious living and dining area. Upstairs, you'll find three generously sized bedrooms, including a luxurious primary suite with ample space for a king-size bed. The suite includes a 4-piece en-suite with a tub, while the other two bedrooms share a well-appointed 4-piece bathroom, also with a tub. Additional windows on this level enhance the bright and airy atmosphere. This home is ideally located with a playground nearby and the East Hills Shopping Centre directly across the street, offering over 68 retailers, including Costco, shopping, dining, and medical facilities. With quick access to Stoney Trail, Downtown Calgary, and YYC International Airport, you're minutes away from all the essentials. Ideal for first-time homebuyers or investors, this property offers modern comfort and convenience with a full home warranty for peace of mind. Don't miss out—schedule your viewing today!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Realty Professionals**

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









