

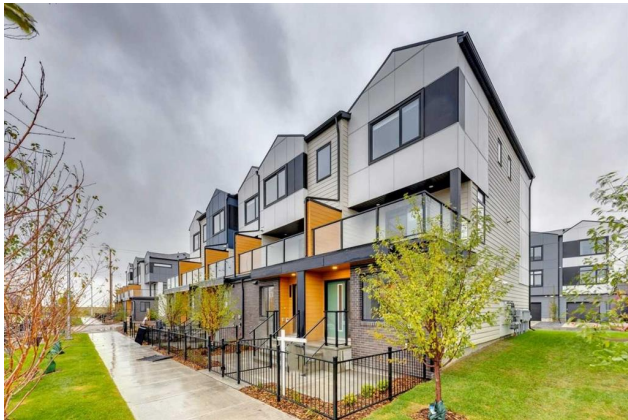


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8510 19 Avenue, Calgary T2A7W8**

MLS®#: **A2164116**      Area: **Belvedere**      Listing Date: **09/13/24**      List Price: **\$485,430**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **1,119 sqft**  
 Lot Shape:

DOM

**6**  
Layout  
 Beds: **4 (4 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Low Maintenance Landscape,Landscaped,Street Lighting**  
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Brick,Cement Fiber Board,Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Gas Water Heater,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Kitchen Island**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main		4pc Ensuite bath	Third	
2pc Bathroom	Second		Living Room	Second	10`4" x 11`10"
Kitchen	Second	11`5" x 15`10"	Bedroom	Main	11`7" x 10`2"
Bedroom - Primary	Third	9`5" x 10`9"	Bedroom	Third	9`1" x 8`6"
4pc Bathroom	Third		Bedroom	Third	8`3" x 9`0"
Dining Room	Second	11`10" x 7`0"			

Legal/Tax/Financial

Condo Fee:  
**\$208**

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

Zoning:  
**M-1**

Legal Desc: **2310176**

Remarks

Pub Rmks: **Welcome to East Hills Crossing by Minto Communities, a collection of modern townhomes and condominiums mindfully designed to foster a unique, people-centred lifestyle. East Hills Crossing offers an ever-expanding range of convenient amenities and connection. Right across the street is East Hills Shopping Centre — making it incredibly easy to pick up groceries, go for a bite to eat, or watch a movie. East Hills Crossing offers an ever-expanding range of convenient amenities and connection. Right across the street is East Hills Shopping Centre — making it incredibly easy to pick up groceries, go for a bite to eat, or watch a movie. These striking, modern homes enhance the streetscapes of East Hills Crossing, offering spacious units with private outdoor spaces. Designed to seamlessly integrate with the natural colour palette of the area, each townhome will feature modern, airy interior design, ample storage space, and floorplans with flow. Photos are representative.**

Inclusions: **N/A**  
Property Listed By: **Bode Platform Inc.**

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

