



THE
A-TEAM

**RE/MAX
FIRST**

8500 19 Avenue #3319, Calgary T2A7W8

MLS® #: **A2165224** Area: **Belvedere** Listing Date: **09/13/24** List Price: **\$426,835**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2025**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **853**
 Low Sqft:
 Ttl Sqft: **853**

DOM

6
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

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

Access:
 Lot Feat:
 Park Feat: **Parkade**

Utilities and Features

Roof: **Tar/Gravel** Construction: **Cement Fiber Board,Stucco,Wood Frame**
 Heating: **Baseboard,Hot Water** Flooring: **Carpet,Vinyl**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Stone Counters,Walk-In Closet(s)**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|---------------------|--------------|-----------------------|--------------------------|--------------|---------------------|
| 4pc Bathroom | Main | | 3pc Ensuite bath | Main | |
| Living Room | Main | 12`2" x 11`10" | Kitchen | Main | 17`2" x 9`2" |
| Balcony | Main | 5`6" x 11`8" | Bedroom - Primary | Third | 9`6" x 10`0" |
| Bedroom | Third | 10`2" x 9`1" | | | |

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$284

Fee Simple

R-2M

Fee Freq:

Monthly

Legal Desc: **TBD**

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. Each apartment in East Hills Crossing Condos provides all the space, style and convenient features you need for your multifaceted lifestyle. Whatever stage of life you're in and whatever your lifestyle, you'll appreciate the elegant flourishes and contemporary design details of your new home. 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

