



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8500 19 Avenue #111, Calgary T2A0M8**

MLS® #: **A2165481**      Area: **Belvedere**      Listing Date: **09/12/24**      List Price: **\$514,000**  
 Status: **Active**      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: **1,025 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,544**  
 Low Sqft:  
 Ttl Sqft: **1,544**

DOM

**7**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Back Lane, City Lot, Front Yard, Lawn, Low Maintenance Landscape, Interior Lot, Landscaped, Level, Street Lighting, Paved, Private, See Remarks**  
 Park Feat: **Off Street, Parking Pad, Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **Lighting, Other, Private Entrance, Private Yard, Rain Gutters, Storage**

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

Kitchen Appl: **Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**  
 Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s), Wired for Data**  
 Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Lower	7`11" x 4`11"
Entrance	Lower	6`11" x 5`8"
2pc Bathroom	Main	5`2" x 4`11"
Dining Room	Main	5`3" x 9`6"
Bedroom	Second	12`11" x 10`8"
Laundry	Second	3`4" x 4`9"

Room	Level	Dimensions
Bedroom	Lower	8`0" x 11`6"
Furnace/Utility Room	Lower	3`0" x 10`11"
Kitchen	Main	11`8" x 17`0"
Living Room	Main	15`3" x 11`0"
4pc Ensuite bath	Second	6`9" x 8`1"
Bedroom - Primary	Second	12`11" x 10`4"

3pc Ensuite bath

Second

6`9" x 8`1"

Legal/Tax/Financial

Condo Fee:  
**\$215**

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

Zoning:  
**DC**

Legal Desc: **2410761**

Remarks

Pub Rmks: **Welcome to this stunning three-story townhouse crafted by Minto Communities. A perfect blend of modern luxury and functional design, this home features 3 spacious bedrooms, 2.5 baths, and an attached single car garage. Upon entering the main floor, you will find a spacious entryway leading to a generously sized bedroom, ideal for guests or a home office. The stairwell leads up to the main level that boasts an open-concept living area, including a half bath, a contemporary kitchen with quartz countertops, stainless steel appliances, and a dining area perfect for entertaining. Adjacent to the kitchen is a sliding door that leads onto a well appointed balcony offering a serene outdoor space. The third floor houses two bedrooms and 2 full bathrooms, providing a space for privacy and comfort. The upper floor also includes a convenient laundry area. Elegant modern lighting fixtures throughout the home add a touch of sophistication. Do not miss the opportunity to see this beautiful home in person. Contact your favorite Realtor today!**

Inclusions: **N/A**  
Property Listed By: **Real Estate Professionals Inc.**

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











