



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8494 19 Avenue, Calgary T2A7W8**

MLS®#: **A2166192**

Area: **Belvedere**

Listing Date: **09/16/24**

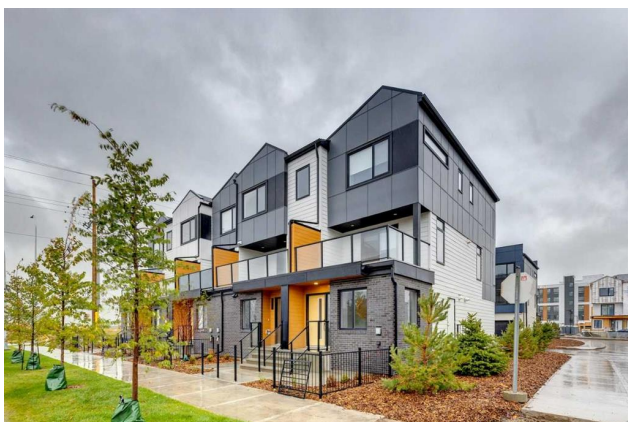
List Price: **\$485,430**

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:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,537**  
Low Sqft:  
Ttl Sqft: **1,537**

DOM

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

Parking

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

Access:

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

Utilities and Features

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

Construction: **Brick, Vinyl Siding, Wood Frame**  
Flooring: **Carpet, Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator**  
Int Feat: **Stone Counters**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Third</b>	<b>0`0" x 0`0"</b>
<b>Dining Room</b>	<b>Second</b>	<b>6`0" x 9`6"</b>
<b>Living Room</b>	<b>Second</b>	<b>12`3" x 11`11"</b>
<b>Laundry</b>	<b>Third</b>	<b>2`11" x 6`10"</b>
<b>Furnace/Utility Room</b>	<b>Main</b>	<b>3`5" x 7`8"</b>
<b>Bedroom</b>	<b>Third</b>	<b>8`3" x 8`11"</b>

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Second</b>	<b>0`0" x 0`0"</b>
<b>4pc Ensuite bath</b>	<b>Third</b>	<b>0`0" x 0`0"</b>
<b>Kitchen</b>	<b>Second</b>	<b>11`6" x 15`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>11`2" x 6`2"</b>
<b>Storage</b>	<b>Main</b>	<b>3`0" x 6`6"</b>
<b>Bedroom - Primary</b>	<b>Third</b>	<b>9`6" x 10`9"</b>
<b>Bedroom</b>	<b>Third</b>	<b>9`4" x 7`9"</b>

**Bedroom**                      **Main**                      **10`2" x 11`4"**                      Legal/Tax/Financial

Condo Fee:                      Title:                      Zoning:  
**\$208**                      **Fee Simple**                      **TBD**  
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. 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**

