



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**137 19TH Avenue, Calgary T2A0M8**

MLS®#: **A2170774**      Area: **Belvedere**      Listing Date: **10/04/24**      List Price: **\$509,900**  
 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:      Finished Floor Area  
 Lot Shape:      Abv Sqft: **1,539**  
                     Low Sqft:  
                     Ttl Sqft: **1,539**

DOM

**14**  
Layout  
 Beds: **4 (4 )**  
 Baths: **3.5 (3 1)**  
 Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Garden,Low Maintenance Landscape**  
 Park Feat: **Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Cooktop,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**  
 Int Feat: **Breakfast Bar,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	7`6" x 5`1"
Foyer	Main	6`5" x 6`5"
2pc Bathroom	Third	4`11" x 4`6"
Living Room	Third	12`0" x 18`4"
4pc Ensuite bath	Second	5`0" x 8`0"
Bedroom	Second	8`5" x 11`5"

Room	Level	Dimensions
Bedroom	Main	11`6" x 10`3"
Furnace/Utility Room	Third	7`10" x 4`4"
Kitchen	Third	11`7" x 15`1"
4pc Bathroom	Second	5`0" x 7`11"
Bedroom	Second	9`4" x 11`5"
Laundry	Second	3`0" x 7`0"

**Bedroom - Primary**

**Second**

**9`8" x 10`10"**

Legal/Tax/Financial

Condo Fee:  
**\$215**

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

Zoning:  
**DC**

Legal Desc: **2410761**

Remarks

Pub Rmks: **Welcome to Brand new home to East-hills Crossing /BELVEDERE by Minto Communities. This exquisite brand-new, townhome where luxury meets convenience! With 1,540sq. ft. As you walk into this never lived in 4 bedroom, 4 bathroom you are greeted with a bedroom and FULL 4 piece shower on the lower level as well as access to your garage . As you make your way up to the main floor the home boasts over-height ceilings on the main floor, stainless steel appliances as well as an oversize deck with great views. The upstairs is where you will find the final 3 bedrooms, TWO 4 piece bathrooms and the in-suite laundry with plenty of room to add additional storage.Located just 5 minutes from the serene Chestermere Lake and within walking distance of delightful restaurants, cozy cafes, diverse retail shops, and convenient grocery stores, this townhome offers a perfect blend of modern living and urban convenience. Don't miss your chance to experience this exceptional lifestyle.Schedule your tour today!**

Inclusions: **NONE**  
Property Listed By: **PREP Realty**

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









