



THE
A-TEAM

**RE/MAX
FIRST**

8535 19 Avenue #306, Calgary T2A 7W8

MLS®#: **A2182189**

Area: **Belvedere**

Listing Date: **12/05/24**

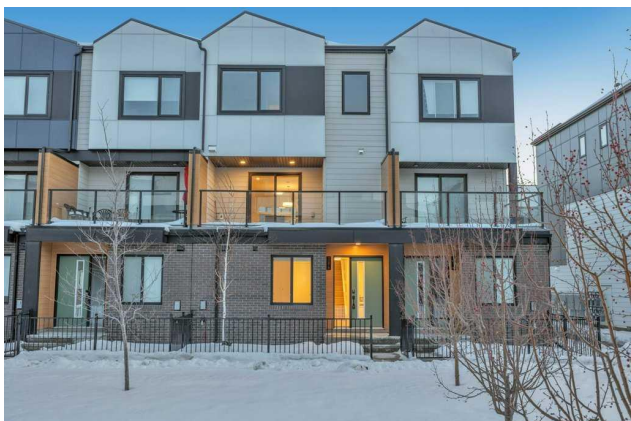
List Price: **\$499,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2022**

Finished Floor Area

Abv Sqft: **1,562**
Low Sqft:
Ttl Sqft: **1,562**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

16
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **3 Storey**

Access:

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

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	15`6" x 17`6"
2pc Bathroom	Main	5`0" x 4`6"
4pc Bathroom	Lower	7`9" x 5`3"
Bedroom	Upper	9`3" x 11`5"
4pc Ensuite bath	Upper	5`0" x 8`1"

Room	Level	Dimensions
Living Room	Main	11`11" x 18`3"
Bedroom	Lower	11`3" x 10`1"
Bedroom - Primary	Upper	9`7" x 10`10"
Bedroom	Upper	8`4" x 11`4"
4pc Bathroom	Upper	5`0" x 7`10"

Legal/Tax/Financial

Condo Fee:
\$200

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **2310176**

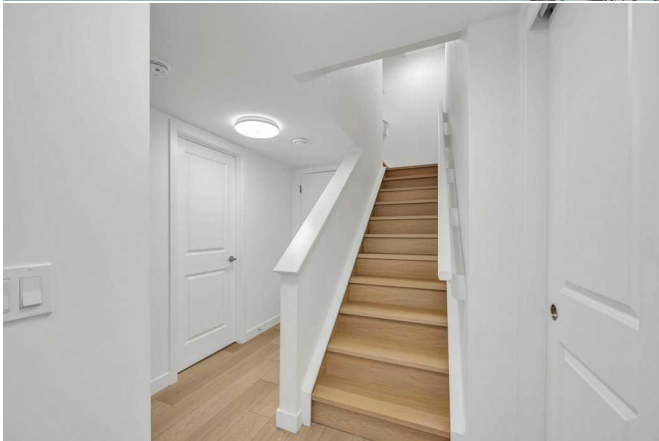
Remarks

Pub Rmks: **?Welcome to Unit 306 a rare find featuring 4 bedrooms, 3.5 bathrooms, with Low condo fee at SouthTowns in East Hills Crossing, nestled in the highly accessible community of Belvedere. This stunning townhome offers breathtaking views of Downtown Calgary and the mountains from its expansive second-floor balcony. Boasting 4 spacious bedrooms, 3.5 bathrooms, and a single tandem-car garage to accomodate 2 cars, this home is designed for comfort and convenience. At the entrance on the lower level, there is a full bedroom and a bathroom, perfect to be used as a "Guest bedroom", an office area for parents who like to stay at the main floor. Main level offers a large kitchen, a huge living area with a lot of windows, a separate dining area, a 2pc bathroom and a balcony for your summer barbeque parties. Upstairs, the primary bedroom offers a 4-piece ensuite and a walk-in closet. Two additional bedrooms, a 4-piece bathroom, a laundry area, and a large linen closet complete the upper level. Situated close to a variety of amenities, this home is just steps from a playground, basketball court, restaurants, Costco, Walmart, and numerous other retailers.**

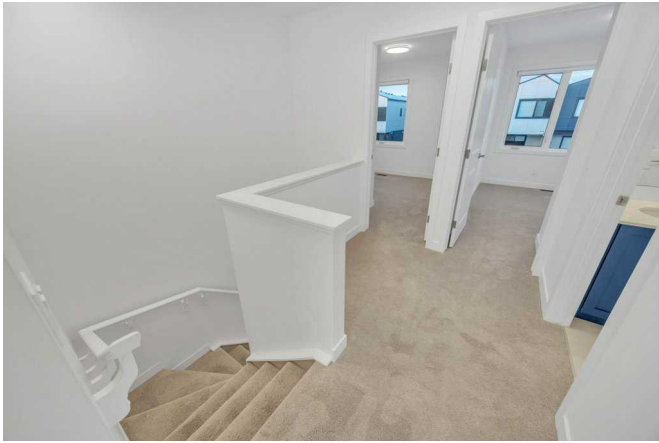
Inclusions: **N/A**
Property Listed By: **PREP Realty**

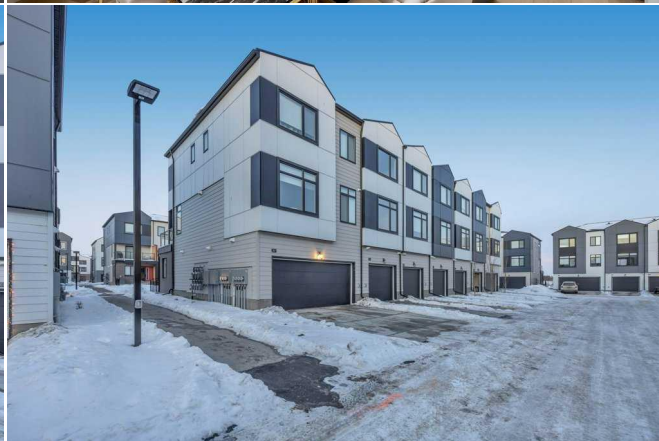
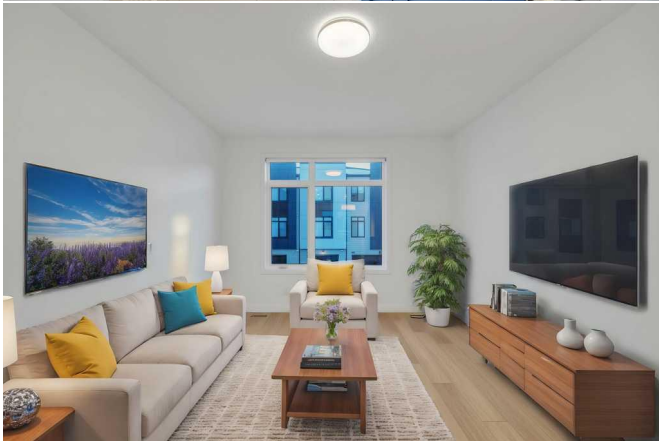
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













306-8535 19 Ave SE, Calgary, AB

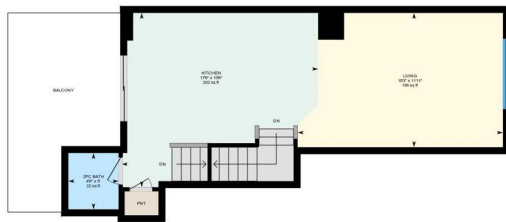
Main Floor
Exterior Area 352.04 sq ft
Interior Area 478.15 sq ft

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Upper Floor
Exterior Area 823.37 sq ft
Interior Area 550.42 sq ft

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Lower Floor
Exterior Area 388.76 sq ft
Interior Area 341.03 sq ft
Excluded Area 301.02 sq ft



PREPARED: 2024/12/04



White regions are excluded from total floor area in GUCDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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