

**8500 19 Avenue #222, Calgary T2A0M8**

MLS® #: **A2182438** Area: **Belvedere** Listing Date: **12/06/24** List Price: **\$515,200**  
 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:

DOM

**47**  
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**  
 Park Feat: **Parking Pad, Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick, Composite Siding, Vinyl Siding, Wood Frame**  
 Heating: **Baseboard, Forced Air** Flooring: **Carpet, Vinyl Plank**  
 Sewer: Ext Feat: **Balcony** Water Source: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Dryer, Electric Oven, Electric Range, Microwave Hood Fan, Washer, Window Coverings**  
 Int Feat: **Stone Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	11`3" x 10`2"	Living Room	Second	11`11" x 12`2"
Dining Room	Second	9`7" x 6`0"	Kitchen	Second	11`5" x 15`2"
2pc Bathroom	Second	0`0" x 0`0"	Bedroom - Primary	Third	9`6" x 10`9"
4pc Ensuite bath	Third	0`0" x 0`0"	4pc Bathroom	Third	0`0" x 0`0"
Bedroom	Third	8`3" x 9`0"	Bedroom	Third	9`3" x 7`11"
4pc Bathroom	Main				

Legal/Tax/Financial

Condo Fee:  
**\$201**

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

Zoning:  
**NA**

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.**

Inclusions:  
Property Listed By: **NA**  
**Bode**

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













