



THE
A-TEAM

**RE/MAX
FIRST**

8500 19 Avenue #223, Calgary T2A0M8

MLS® #: **A2182611** Area: **Belvedere** Listing Date: **12/06/24** List Price: **\$492,500**
 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: **1,536**
 Low Sqft:
 Ttl Sqft: **1,536**

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

DOM

15
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick, Composite Siding, Vinyl Siding, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Oven, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Kitchen Island, Stone Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	12`6" x 7`11"	3pc Ensuite bath	Third	0`0" x 0`0"
2pc Bathroom	Second	0`0" x 0`0"	Kitchen	Second	16`6" x 11`9"
Dining Room	Second	9`6" x 5`10"	Living Room	Second	15`3" x 11`0"
Bedroom - Primary	Third	12`10" x 10`8"	4pc Ensuite bath	Third	0`0" x 0`0"
Bedroom	Third	12`10" x 10`0"	4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee:
\$215

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









