



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8500 19 Avenue #1608, Calgary T2A7W8**

MLS® #: **A2182721**      Area: **Belvedere**      Listing Date: **12/17/24**      List Price: **\$349,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2025**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat: **Other**  
 Park Feat: **Parkade**

Finished Floor Area

Abv Sqft: **654**  
 Low Sqft:  
 Ttl Sqft: **654**

DOM

**36**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.5 (1 1)**  
 Style: **Apartment**

Parking

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

Utilities and Features

Roof: **Tar/Gravel**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Electric Stove,Microwave Hood Fan,Washer**  
 Int Feat: **Kitchen Island,Pantry,Stone Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>39`4" x 36`1"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`0" x 11`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`0" x 22`0"</b>			

Legal/Tax/Financial

Condo Fee: **\$264**      Title: **Fee Simple**      Zoning: **TBD**

Fee Freq:  
**Monthly**

Legal Desc: **TBD**

Remarks

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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. Each unit in East Hills Crossing Condos provides all the space, style and convenient features you need for your multifaceted lifestyle. Whatever stage of life you're in and whatever your lifestyle, you'll appreciate the elegant flourishes and contemporary design details of your new home. Photos are representative.**

Inclusions: **N/A**  
Property Listed By: **Bode**

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

