



THE
A-TEAM

**RE/MAX
FIRST**

8500 19 Avenue #1316, Calgary T2A7W8

MLS® #: **A2188880** Area: **Belvedere** Listing Date: **01/22/25** List Price: **\$379,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **772**
 Low Sqft:
 Ttl Sqft: **772**

DOM

29
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

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

Access:

Lot Feat: **See Remarks**
 Park Feat: **Parkade**

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Lighting**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Electric Oven,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Elevator,Kitchen Island,Recreation Facilities,Steam Room,Stone Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"	3pc Ensuite bath	Main	0`0" x 0`0"
Living Room	Main	10`4" x 8`7"	Bedroom - Primary	Main	11`1" x 10`10"
Bedroom	Main	10`0" x 9`1"	Kitchen	Main	9`5" x 10`10"
Dining Room	Main	9`9" x 7`8"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$320

Fee Simple
Fee Freq:
Monthly

TBD

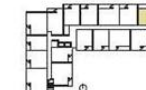
Legal Desc: TBD

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-centered 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.**

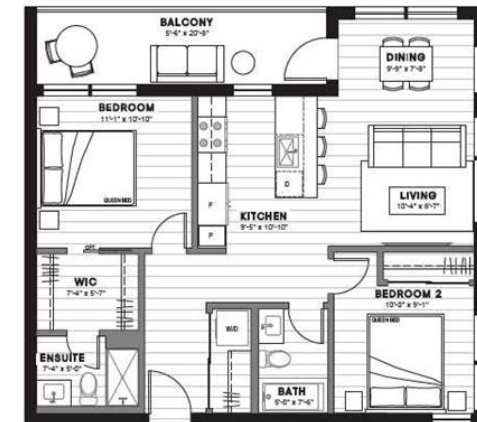
Inclusions: N/A
Property Listed By: Bode

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



FLOOR 2 - 6 | 2 BED 2 BATH

EAST HILLS
CROSSING



C7 - 842 SQ.FT.



Subject to the disclosure requirements set out in the Condominium Property Act (applicable). The Developer reserves the right to make reasonable changes appropriate to its sole discretion to all plans, dimensions and specifications provided, notwithstanding any errors or omissions and without notice. Actual results may vary from the depicted floor plan. The purchaser shall conduct their own due diligence. All dimensions are approximate. The drawing contains information which is proprietary to and is the property of the Developer and may not be used, reproduced or distributed in any manner other than in relation to the purchase of a condominium unit within the project without the permission of the Developer. © 2021 September 2021. Pricing subject to change without notice.