



THE
A-TEAM

**RE/MAX
FIRST**

8500 19 Avenue #204, Calgary T2A7W8

MLS® #: **A2196582** Area: **Belvedere** Listing Date: **02/26/25** 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:
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,542**
 Low Sqft:
 Ttl Sqft: **1,542**

DOM

0

Layout

Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **3 (or more) Storey**

Parking

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

Access:

Lot Feat: **Landscaped,Low Maintenance Landscape,Street Lighting**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Lighting,Private Entrance**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Garage Control(s),Gas Water Heater,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Kitchen Island,Stone Counters**
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:
\$215

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
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-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. Photos may be representative.**

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

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









