



GRASSROOTS
REALTY GROUP

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**303, 65 Belvedere Point SE
Calgary, Alberta**

MLS # A2213629



\$399,900

Division:	Belvedere		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,286 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 361
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Stone Counters		

Inclusions: N/A

Welcome to Belvedere Rise. This brand new, attached garage home with driveway offers parking for two vehicles. Built by Minto Communities, one of Canada's largest homebuilders with over 70 years of experience. Situated just a short walk away from East Hills Shopping Centre, enjoy the fresh air as you stroll along new pedestrian pathways to access everyday amenities like Costco, Walmart, banks, and more— all just across the street. - Steps to Bus Rapid Transit (BRT) - Stoney Trail (Calgary's ring road/perimeter hwy) - 7 mins to Chestermere Lake for outdoor activities - 15 mins to Downtown Calgary - 20 mins to the Calgary International Airport - 20 mins to the South Health Campus (1.3 million sq.ft. facility) - 45 mins to Kananaskis & 1.5 hours to Banff. Photos are representative.