



GRASSROOTS
REALTY GROUP

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148 Belvedere Avenue SE
Calgary, Alberta

MLS # A2214384



\$525,000

Division:	Belvedere		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,264 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Stone Counters		

Inclusions: n/a

Prime Location in Belvedere & Stylish Townhome with No Condo Fees! Welcome to the vibrant and rapidly growing community of Belvedere! This beautifully maintained 2-bedroom, 2.5-bathroom townhome offers just under 1,300 SQFT of modern, functional living space & with NO CONDO FEES. Ideally located just minutes from East Hills Shopping Plaza, Stoney Trail, and International Avenue (17th Ave SE), this home offers exceptional convenience. Commuting is a breeze with just a 15-minute drive to downtown Calgary and 19 minutes to Calgary International Airport. Inside, you'll love the stylish open-concept layout, complete with quartz countertops, stainless steel appliances, and thoughtful upgrades throughout. The bright and spacious main floor is perfect for both everyday living and entertaining. Enjoy your private backyard retreat, featuring a deck and pergola & an ideal space for relaxing or hosting summer get-togethers. An oversized single-car garage adds even more value, offering secure parking and additional storage. Looking to expand? The unfinished basement is a blank canvas for your future dreams & whether it's a home gym, entertainment room, or additional living space. It's roughed-in for a full bathroom and has the potential to add an extra bedroom to suit your needs. Don't miss this incredible opportunity to own a stylish and move-in-ready home in one of Calgary's most exciting new neighborhoods. Contact your favorite REALTOR today to book your private showing!