



GRASSROOTS
REALTY GROUP

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**406, 65 Belvedere Pointe SE
Calgary, Alberta**

MLS # A2230611



\$459,900

Division:	Belvedere		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,503 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 416
Basement:	None	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Separate Entrance, Stone Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Belvedere Rise, a haven of modern living that seamlessly combines style and affordability. Our exclusive project Belvedere townhomes feature single attached garage with a driveway for a 2nd vehicle, meticulously designed to provide comfort for families seeking unparalleled convenience. 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 essentials 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.