



**GRASSROOTS**  
REALTY GROUP

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**64 Belvedere Park SE**  
**Calgary, Alberta**

**MLS # A2244702**



**\$630,000**

<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,432 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	None, Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** None

Stunning Home in the Desirable Belvedere Community & Park-Facing with Extensive Upgrades! Welcome to this beautifully upgraded home ideally located in the heart of the sought-after Belvedere neighborhood, directly facing a serene park. The main floor features a spacious and sunlit family room with large windows, an elegant kitchen equipped with an island, quartz countertops, and modern cabinetry, as well as a cozy dining nook perfect for family meals. A convenient 2-piece Bathroom completes the main level. Upstairs, you'll find a generous primary bedroom with ample natural light, complete with a luxurious 4-piece ensuite. Two additional well-sized bedrooms and a full bathroom offer plenty of space for a growing family. The fully finished basement, with a separate side entrance, includes one bedroom, a living area, a full kitchen, and its own laundry & ideal for extended family or rental potential. Located within walking distance to a commercial plaza and close to all major amenities. Enjoy easy access to Stoney Trail, Highway 1, and Deerfoot Trail, making commuting a breeze.