



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**509 Belvedere Boulevard SE**  
**Calgary, Alberta**

**MLS # A2246686**



**\$674,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Belvedere              |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 1,862 sq.ft.           | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.08 Acre              |               |                  |
| <b>Lot Feat:</b> | See Remarks            |               |                  |

|                    |                                           |                   |     |
|--------------------|-------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate            | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                           | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Full, Unfinished | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Frame                                | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                           | <b>Utilities:</b> | -   |
| <b>Features:</b>   | See Remarks                               |                   |     |

**Inclusions:** \$5000 Brick Credit

Welcome to one of Calgary's most sought after east side communities, Belvedere. Minutes away from downtown, close to schools, green space, retail, dining and recreation, Belvedere has it all. From Akash Homes comes the 'Bedford'; this home offers stunning features, quality craftsmanship, and an open-concept floor plan with railing on the stairs that makes day-to-day living effortless with its functional design. Your main floor offers 9' ceilings, laminate flooring, and quartz counters. You'll enjoy a spacious kitchen with an abundance of cabinet and counter space, soft-close doors and drawers, plus a walk-through pantry! Your living room offers comfort and style, with an electric fireplace and large windows for plenty of natural light. Rest and retreat upstairs, where you'll enjoy a large bonus room plus 3 bedrooms, including a primary suite designed for two with its expansive walk-in closet and spa-inspired ensuite! **\*\*PLEASE NOTE\*\*** PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES\*\*\*