



GRASSROOTS
REALTY GROUP

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46 Belvedere Terrace SE
Calgary, Alberta

MLS # A2260215



\$519,900

Division:	Belvedere		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	1,704 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 299
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	MC1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: EV Charging Outlet in Garage

Unbeatable value! Come see for yourself! The "Alden" is one of Fifth Avenue Homes' most popular floor plans. This 3 storey, duplex style townhome has over 1,700 sqft of luxury living space & a double attached rear garage with direct access into the home. The entry level has a spacious mudroom, 2 pc bath, flex room, which is perfect for a home office or gym & mechanical. The main floor, with an excellent, open plan, features a huge great room with 10x8 balcony, dream kitchen highlighted by an oversized, 5-stool breakfast bar island, Quartz countertops & custom tile backsplash, adjoining dining area, walk-in study & 2 pc bath. The upper level offers a 4 pc bath, laundry, 2 bedrooms plus a gorgeous primary suite with walk-in closet, 4 pc ensuite (double basin vanity & "step-in shower closet). High-end plumbing & lighting fixtures throughout! Fifth Avenue Homes is well known for above standard finishings & attention to detail both in design & workmanship. This listing has just been completed & is ready for occupancy - pick your possession & move right in. GST included in sale price. Low condo fees of \$299/month for landscaping, snow & trash removal - Builder is offering FREE condo fees for TWO years and will cover all monthly condo fees for 24 months starting the first month following the possession date. Payment details to be determined at time of an offer. The Cottages are situated in the heart of Belvedere & just minutes to all the amenities in East Hills Plaza (Costco, movie theatre, shops & restaurants), close to future CBE elementary school site & 10 minutes to downtown on the Max Purple transit. Belvedere offers a wonderful family lifestyle with parks, natural wetlands and pathways. Book a showing with your Realtor today!

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