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215 Belvedere Avenue SE Calgary, Alberta

MLS # A2265805



\$585,900

Division:	Belvedere					
Туре:	Residential/Four Plex					
Style:	2 Storey					
Size:	1,476 sq.ft.	Age:	2025 (0 yrs old)			
Beds:	3	Baths:	2 full / 1 half			
Garage:	Alley Access, Double Garage Detached, Garage Door Opener					
Lot Size:	0.07 Acre					
Lot Feat:	Back Yard					

Floors:Carpet, Vinyl PlankSewer:-Roof:Asphalt ShingleCondo Fee:-Basement:OtherLLD:-Exterior:Mixed, Vinyl Siding, Wood FrameZoning:R-GmFoundation:Poured ConcreteUtilities:-	Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Basement: Other LLD: - Exterior: Mixed, Vinyl Siding, Wood Frame Zoning: R-Gm	Floors:	Carpet, Vinyl Plank	Sewer:	-
Exterior: Mixed, Vinyl Siding, Wood Frame Zoning: R-Gm	Roof:	Asphalt Shingle	Condo Fee:	-
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Foundation: Poured Concrete Utilities: -	Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	R-Gm
	Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Tankless Hot Water, Vinyl Windows

Inclusions: N/A

Welcome to your brand-new home in the sought-after community of Belvedere! This beautiful Irvine floor plan, crafted by Fifth Avenue Homes, offers 3 bedrooms, 2.5 bathrooms, and 1,472 sq. ft. of thoughtfully designed, open-concept living and it's complete and ready for flexible possession. This premium end-unit townhome (with no condo fees) sits on a lane-access lot and includes a double detached garage. The bright, modern main floor features stylish finishes, a spacious living and dining area, and a well-appointed kitchen perfect for family living or entertaining. Upstairs, you'll find three generous bedrooms, including a primary suite with a walk-in closet and private ensuite. The unfinished basement offers a roughed-in 3-piece bathroom, giving you the flexibility to customize your future living space or add an in-law suite. Located just minutes from East Hills Shopping Centre, Calgary's Rapid Bus Service, and with quick access to Stoney Trail, this home offers the perfect balance of suburban tranquility and urban convenience. With parks, a future school, and community amenities nearby, Belvedere continues to be one of Calgary's most exciting and fast-growing neighbourhoods. Move in today and experience the perfect blend of comfort, quality, and convenience in Calgary's vibrant Belvedere community!