



**GRASSROOTS**  
REALTY GROUP

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**25 Belvedere Terrace SE**  
**Calgary, Alberta**

**MLS # A2267536**



**\$819,900**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Belvedere   |               |                  |
| <b>Type:</b>     | Residential/House                                 |               |                  |
| <b>Style:</b>    | 2 Storey  |               |                  |
| <b>Size:</b>     | 2,050 sq.ft.                                      | <b>Age:</b>   | 2021 (5 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                            |               |                  |
| <b>Lot Size:</b> | 0.08 Acre   |               |                  |
| <b>Lot Feat:</b> | Back Yard, Landscaped, Lawn, Level, Zero Lot Line |               |                  |

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** NONE

EXCELLENT LOCATION| GREAT PRICE| TOTAL 5 BEDROOMS AND DEN INCLUDING 4 BEDROOMS WITH BONUS ROOM UPSTAIR| SPICE KITCHEN| BASEMENT SUITE WITH SEPERATE ENTRANCE (ILLEGAL)| Welcome to 25 Belvedere Terrace SE, a stunning home in the highly desirable community of Belvedere, just minutes from East Hills Shopping Centre and Stoney Trail. This beautifully upgraded property offers exceptional value with a spice kitchen, separate side entrance to an illegal basement suite, and a low-maintenance, fully fenced backyard featuring a concrete pad&mdash;perfect for family gatherings and summer fun. The main level boasts a bright, open-concept design with a spacious kitchen complete with quartz countertops, stainless steel appliances, a gas stove, and a spice kitchen with its own electric stove and sink. The inviting living room, centered around an elegant electric fireplace, creates a cozy atmosphere for relaxing evenings. Upstairs, you&rsquo;ll find four generous bedrooms plus a bonus room, including a luxurious primary suite with a large walk-in closet and a 5-piece ensuite, along with a convenient upper-floor laundry. The finished basement offers excellent versatility with a bedroom, den (potential second bedroom), full kitchen, living area, and separate laundry, ideal for extended family or rental potential. Close to Costco, Walmart, banks, restaurants, and every essential amenity, this home blends comfort, convenience, and modern style&mdash;an exceptional opportunity you won&rsquo;t want to miss!