



**GRASSROOTS**  
REALTY GROUP

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**313, 65 Belvedere Point SE  
Calgary, Alberta**

**MLS # A2267604**



**\$389,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Belvedere              |               |                  |
| <b>Type:</b>     | Residential/Five Plus  |               |                  |
| <b>Style:</b>    | 3 (or more) Storey     |               |                  |
| <b>Size:</b>     | 1,286 sq.ft.           | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 2                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Single Garage Attached |               |                  |
| <b>Lot Size:</b> | -                      |               |                  |
| <b>Lot Feat:</b> | Landscaped, Level      |               |                  |

|                    |                                    |                   |        |
|--------------------|------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas            | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank          | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                    | <b>Condo Fee:</b> | \$ 230 |
| <b>Basement:</b>   | None                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame           | <b>Zoning:</b>    | R-2M   |
| <b>Foundation:</b> | Poured Concrete                    | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Quartz Counters, Recessed Lighting |                   |        |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Welcome to Belvedere Rise. This brand new townhome offers a 2 bedroom 2.5 bath home with single attached garage plus a driveway for additional parking. Situated just a short walk away from East Hills Shopping Centre, enjoy the fresh air as you stroll along new pedestrian pathways to access everyday amenities &mdash; all just across the street. Photos are representative.