



GRASSROOTS
REALTY GROUP

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450, 65 Belvedere Point SE
Calgary, Alberta

MLS # A2271666



\$515,000

Division:	Belvedere		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	1,510 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Corner Lot, Front Yard		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 265
Basement:	None	LLD:	-
Exterior:	Unknown	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

****OPEN HOUSE SUNDAY NOV 23rd @230pm**** Make a lasting impression on your family and friends this holiday season with this **BRAND NEW HOME**. Discover the epitome of luxury living in this stunning, 3-bedroom corner unit townhome with a garage, nestled in the esteemed Belvedere Rise community, where luxury and convenience converge in perfect harmony. This exclusive project showcases exquisitely designed townhomes featuring a single attached garage with a driveway for a second vehicle, ideal for families seeking the ultimate in convenience and freedom. The seller has upgraded the HVAC to a 2-ton unit (\$6,000 value) and added a BBQ gas line with a quick disconnect and shutoff valve, making outdoor entertaining effortless. Situated just a short stroll from East Hills Shopping Centre, residents can indulge in the fresh air while accessing everyday essentials like Costco, Walmart, banks, and more, all within walking distance. Imagine being just steps to Bus Rapid Transit (BRT), Stoney Trail (Calgary's ring road/perimeter highway), and a short drive to Chestermere Lake for outdoor activities, Downtown Calgary, the Calgary International Airport, the South Health Campus, Kananaskis, and Banff. This property will not last long on the market. Some photos are virtually staged.