



**136 Belvedere Park SE  
Calgary, Alberta**

**MLS # A2277555**



**\$549,900**

<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,534 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		
<b>Inclusions:</b>	none		

BRAND NEW ,NO ONE LIVED IN YET,OVER 1500 SQUARE FEET ,2 STORY,3 BEDROOMS UP STAIR,MASTER BEDROOM WITH WALK IN CLOSET,4 PCE BATH EN SUITE,UP STAIR LAUNDRY,SECOND BATHROOM AND BONUS ROOM. LARGE LIVING AND DINING ON THE MAIN FLOOR,BEAUTIFULL KITCHEN WITH ISLAND,HALF BATH AND MAN DOOR TO THE PRIVATE BACKYARD ,20X20 GRAVEL PAD FOR 2 CAR PARKING AND FOR THE FUTURE GARAGE. UPGRADES INCLUDES, 9' CEILING,POT LIGHTS THROUGH OUT MAIN FLOOR, KNOCK DOWN CEILING QUARTZ COUNTER TOPS,DOUBLE DOOR STAINLESS STEEL FRIDGE,ELECTRIC STOVE AND BUILT IN DISHWASHER. WALK TO EAST HILL SHOPPING WITH COSTCO,WALMART,TD BANK,STAPLES AND MUCH MORE.ACROSS THE STREET THERE IS ANOTHER SHOPPING CENTRE UNDER CONSTRUCTION WITH SANJHA PANJAB GROCERY STORE AND MEDICAL FACILTIES.Srike 10.2 in purchase contract, and add term: "Upon removal of conditions, this contract will be replaced with the Builder's purchase agreement, Seller will not provide RPR and No commission paid on the gst portion of the price.