



**14 Belvedere Common SE
Calgary, Alberta**

MLS # A2277680



\$599,900

Division:	Belvedere		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,578 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Off Street, Rear Drive		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: NONE

NOTE: \$20,000 PRICE REDUCED!! EXCELLENT LOCATION| ATTRACTIVE PRICE| Welcome to this beautiful Total 5-bedroom, 3.5-bathroom open-concept house including a two bedroom basement (illegal) suite with separate side entrance , located in a prime location. Shows 10/10 ! As you enter the house, you'll be greeted by the spacious living area, featuring big windows that provide an abundance of natural light and beautiful park views. The open floor plan allows for a seamless flow between the dining area, kitchen, and living space, creating a warm and inviting atmosphere. The house also features two additional bedrooms, a full bathroom. The master bedroom boasts a walk-in closet and a private balcony, offering a perfect retreat for relaxation and rejuvenation. This house is located in a highly desirable area, with everything you could need within walking distance. You will find shopping centers, restaurants, schools, and parks all within walking distance. Plus, the beautiful Stoney Trail is just a short drive away, offering a variety of shopping, dining, and outdoor activities. In conclusion, this open-concept house offers a perfect blend of style, comfort, and functionality, making it the ideal choice for a family or a group of friends looking for a luxurious and convenient living experience. Don't miss the opportunity to check it out for yourself! Downstairs is a finished two bedroom basement with a separate side entrance. Outside is a large backyard with plenty of room for a detached garage in the future! Hurry and book a showing at this incredibly rarely used home today!