



GRASSROOTS
REALTY GROUP

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132 Belvedere Park SE
Calgary, Alberta

MLS # A2281861



\$624,900

Division:	Belvedere		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,711 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: none

BRAND NEW ,NO ONE LIVED IN YET,OVER 1700 SQUIRE FEET ,TWO STORY WITH MAIN FLOOR OFFICE/BEDROOM,FULL BATHROOM,BEAUTIFULL FULL LENGTH KITCHEN CUPBOARDS , 9' CEILING ON THE MAIN FLOOR,POT LIGHTS,STAINLESS STEEL APPLIANCES,LARGE LIVING DINING COMBO ,THREE BEDROOMS UPSTAIRS,MASTER WITH FULL BATH EN SUITE,WALK IN CLOSET,MAIN BATHROOM FOR ANOTHER TWO BEDROOMS,BONUS ROOM AND UPSTAIR LAUNDRY.BASEMENT IS UNFINISHED WITH SEPARATE ENTRANCE,WALK TO EAST HILLS SHOPPING WITH WALMART,DOLLARAMA,COSTCO,TD BANK,STAPLES,HOME SENSE ,CINAPLEX AND MUCH MORE.VERY EASY ACCESS TO STONEY TRAIL. SELLER WILL NOT PROVIDE RPR AND NO COMMISSION PAID ON THE GST PORTION OF THE PRICE. AFTER THE FIRM SALE,REAL ESTATE PURCHASE CONTRACT WILL BE TRANSFERED ON THE BUILDER'S CONTRACT.