



**GRASSROOTS**  
REALTY GROUP

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**229, 65 Belvedere Point SE**  
**Calgary, Alberta**

**MLS # A2282744**



**\$429,900**

<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,545 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 265
<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>	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting		

**Inclusions:** N/A

**NEW BUILD 3-STOREY TOWNHOME | END UNIT NEAR GREEN SPACE | LOW CONDO FEES | 3 BED / 3.5 BATH / 1544 SQ FT | SINGLE ATTACHED GARAGE** | Welcome to the Townsend 1 by Minto Communities, an award-winning Canadian builder for over 70 years! Belvedere Rise offers an intimate collection of just 56 thoughtfully designed townhomes located in the growing community of Belvedere, steps from East Hills Shopping Centre. This end-unit home offers added privacy and is ideally positioned near green space, combining modern design, everyday convenience, and excellent value for families and professionals alike. The main living level showcases a bright and functional layout designed for both comfort and entertaining. The kitchen is well-appointed with a pantry, stainless steel appliances, and peninsula counter space, seamlessly connecting to the dining area located at the front of the home with direct access to a private balcony. Adjacent to the kitchen and dining area is a spacious living room featuring an additional flex space, ideal for a home office, reading nook, or play area. A convenient 2-piece bathroom completes this level. Upstairs, the upper floor is designed with privacy and functionality in mind. The spacious primary bedroom features a walk-in closet along with a 4-piece ensuite. The second bedroom also includes a walk-in closet and is serviced by another separate full bathroom. Upper-floor laundry adds everyday convenience and completes this well-planned level. The ground floor offers a large welcoming entryway, a third bedroom, and a 3-piece bathroom—ideal for guests, a home office, or multi-generational living. This level also provides direct access to the single attached garage, keeping daily routines simple and efficient. Belvedere Rise fosters a true sense of community with its pedestrian pathways,

nearby greenspace, and intimate scale, creating an environment where neighbours can easily connect. Located just steps from East Hills Shopping Centre, residents enjoy unmatched walkability to Costco, Walmart, banks, restaurants, and everyday essentials—all just across the street. With quick access to major roadways and public transit, commuting downtown or around the city is effortless. Combining modern finishes, a functional three-storey layout, low condo fees, and an unbeatable location, this is a fantastic opportunity to secure a brand-new townhome in one of southeast Calgary's most convenient communities. Contact Minto's sales staff and book your visit today!