



**298 Belvedere Avenue SE
Calgary, Alberta**

MLS # A2284430



\$549,900

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|------------------|------------------------|---------------|------------------|
| Division: | Belvedere | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,466 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.05 Acre | | |
| Lot Feat: | Level | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-Gm |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan | | |

Inclusions: n/a

The "Newport" by Fifth Avenue Homes provides an open and airy ambiance, with a well-appointed kitchen and comfortable living space. The main floor with an excellent, open plan, features a huge great room, adjoining dining area, dream kitchen highlighted by an island with breakfast bar, Quartz countertops & custom tile backsplash, access to the large 10x10 deck & 2 pc bath. The upper level offers two spacious bedrooms, 4 pc bath, a gorgeous primary suite with walk-in closet + a 3 pc ensuite & laundry. Undeveloped lower level with loads of storage and mechanical. Double detached garage. High-end plumbing & lighting fixtures throughout! Fifth Avenue Homes is well known for above standard finishings & attention to detail both in design & workmanship. This listing has just been completed & is ready for occupancy – pick your possession & move right in. Just minutes away from East Hills Shopping Center (Costco, movie theatre, shops & restaurants), close to future CBE elementary school site & 10 minutes to downtown on the Max Purple transit. Belvedere offers a wonderful family lifestyle with parks, natural wetlands and pathways. Book a showing with your Realtor today!