



GRASSROOTS
REALTY GROUP

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302 Belvedere Avenue SE
Calgary, Alberta

MLS # A2284432



\$545,900

Division:	Belvedere		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,398 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:	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		

Inclusions: N/A

The "Irvine" by Fifth Avenue Homes provides an open plan, with a well-appointed kitchen and comfortable living space. The main floor 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!