



**116 Belvedere Park SE
Calgary, Alberta**

MLS # A2290395



\$609,900

Division:	Belvedere		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,706 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 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, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: none

BRAND NEW,NO ONE LIVED IN YET,OVER 1700 SQUIRE FEET 2 STORY,MAIN FLOOR LARGE LIVING AND DINING ROOM,BEAUTIFULL KITCHEN WITH ISLAND, 9' CEILING ON THE MAIN FLOOR, POT LIGHTS , QUARTZ COUNTER TOPS ,UPSTAIR THREE BEDROOMS,MASTER WITH 4 PCE BATH ENSUITE,WALK IN CLOSET,UPSTAIR LAUNDRY, BONUS ROOM AND TWO OTHER BEDROOMS WITH COMMON BATHROOM. BASEMENT IS UN-FINISHED ,TWO LEGAL SIZE WINDOWS AND WITH SEPARATE ENTERANCE. WALK TO EAST HILLS SHOPPING WITH COSTCO,WALMART,DOLLARAM,STAPLES,TD BANK AND MUCH MORE. VERY EASY ACCESS TO STONEY TRAIL. 20X20 GRAVEL PARKING PAD ON THE BACK WITH BACK LANE.