



**150 Belvedere Crescent SE  
Calgary, Alberta**

**MLS # A2302775**



**\$599,999**

<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,734 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this BRAND NEW, NEVER OCCUPIED front double attached garage duplex located in the highly sought-after community of Belvedere &mdash; offering modern design, functional living, and unbeatable convenience! The moment you step inside, you are greeted by a SPACIOUS FOYER that seamlessly leads you into the heart of the home. The DESIGNER KITCHEN is beautifully upgraded with CEILING-HEIGHT CABINETRY, QUARTZ COUNTERTOPS, and STAINLESS STEEL APPLIANCES, perfect for both everyday living and entertaining. Complementing the kitchen is a LARGE WALK-IN PANTRY, providing ample storage space. The main floor continues to impress with a BRIGHT AND SPACIOUS LIVING AREA featuring an ELECTRIC FIREPLACE WITH QUARTZ FINISH, creating a warm and modern ambiance. A DEDICATED DINING AREA offers the perfect setting for family meals and gatherings, while a strategically placed 2-PIECE BATHROOM adds everyday convenience. Heading upstairs, you’ll notice elegant SPINDLE RAILING leading you to a HUGE BONUS ROOM, ideal for a family lounge, home office, or entertainment space. The PRIMARY BEDROOM is a true retreat, complete with FRENCH DOORS, a PRIVATE ENSUITE, and a WALK-IN CLOSET. Two additional GENEROUSLY SIZED BEDROOMS&mdash;both capable of accommodating king-size beds&mdash;share a well-appointed FULL BATHROOM. A SEPARATE LAUNDRY ROOM on this level adds to the home's thoughtful design and convenience. The SEPARATE SIDE ENTRANCE leads to an UNFINISHED BASEMENT, offering incredible potential for future development&mdash;perfect for customizing to your needs or creating additional living space. One of the standout features of this home is the BACK ALLEY ACCESS, providing added flexibility and future

possibilities. UNBEATABLE LOCATION! You are just minutes away from everyday essentials including Costco, Walmart, and entertainment at Cineplex Cinemas, along with major banks, restaurants, and shopping. Enjoy quick and easy access to Stoney Trail (3 minutes) and Highway 1 (4 minutes), with DOWNTOWN CALGARY just a short 15-minute drive away. Plus, you're only a 1-MINUTE WALK TO A PARK AND FUTURE SCHOOL SITE, making this an ideal location for families. This home offers MODERN LIVING, EXCEPTIONAL CONVENIENCE, AND OUTSTANDING VALUE. Whether you're a FIRST-TIME BUYER, INVESTOR, OR GROWING FAMILY, this is an opportunity you don't want to miss. BOOK YOUR PRIVATE SHOWING TODAY — THIS GEM WON'T LAST LONG!