



**315, 65 Belvedere Point SE  
Calgary, Alberta**

**MLS # A2303114**



**\$389,990**

<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,321 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Private		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Vinyl

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 229

**LLD:** -

**Zoning:** R-2M

**Utilities:** -

**Inclusions:** N/A

**NEW BUILD 3-STOREY TOWNHOME | LOW CONDO FEES | 3 BED / 2.5 BATH / 1,320 SQ FT | SINGLE ATTACHED GARAGE + DRIVEWAY** | Welcome to the Bellhaven by Minto Communities, an award-winning Canadian builder with over 70 years of experience! Located in Belvedere Rise, this thoughtfully designed three-storey townhome offers a functional layout, modern finishes, and exceptional value in one of southeast Calgary's most convenient communities. The main living level features a beautifully appointed kitchen complete with a central island, stainless steel appliances, ample cabinetry, and a pantry for added storage. The kitchen seamlessly connects to the living room at the back of the home, creating a comfortable space for relaxing or entertaining, while a tucked-away 2-piece bathroom adds everyday convenience. At the front of the home, you'll find a bright dining area with direct access to your private balcony. Upstairs, the spacious primary bedroom includes a walk-in closet and a 4-piece ensuite. This level also features a second well-sized bedroom, an additional 4-piece bathroom, and upper-floor laundry for added practicality. The ground floor welcomes you with an open foyer and a large utility room, ideal for additional storage. You'll also find direct access to the single attached garage and driveway, 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!