



**GRASSROOTS**  
REALTY GROUP

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**7 Belvedere Avenue SE  
Calgary, Alberta**

**MLS # A2137819**



**\$581,000**

<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,505 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Insulated		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Gentle Sloping, Underg		

<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, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**BACK ON MARKET, BUYER FAILED TO DELIVER DEPOSIT.** Welcome to 7 Belvedere Avenue. A Stunning, like new END UNIT townhouse with NO CONDO FEES and a HUGE BACKYARD. This home features contemporary finishes and a spacious open concept floor plan. The main floor boasts 9 ft ceilings, luxury vinyl plank flooring, and triple-pane windows for natural light. Includes a living area, dining room, impressive kitchen with Stainless steel appliances, half bathroom, and mudroom. The basement while unfinished, also boasts 9ft ceilings + 2 large egress windows and a bathroom rough in, is ready to be developed into a family movie retreat or additional living space. Upstairs offers 3 bedrooms, including a primary suite with ensuite and walk-in closet, additional full bathroom, and a dedicated laundry space. The backyard has plenty of room to run around and includes a fully insulated double detached garage, automated underground sprinkler system, will be fully landscaped in the coming weeks and has already been fully fenced for extra privacy. Located in a growing neighborhood steps from the East Hills shopping center you’ll be steps from everything you need including easy access to Stoney Trail & 17th Ave. Ideal for your growing family. Ready for immediate occupancy.