



69 Belvedere Drive SE
Calgary, Alberta

MLS # A2154500



\$739,500

Division:	Belvedere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,118 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	No Neighbours Behind		

Heating:	Central	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Asphalt, Vinyl Siding	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Soaking Tub		

Inclusions: Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer

LOCATION!!! IMMEDIATE POSSESSION| SEPARATE SIDE ENTRANCE | BONUS ROOM | DEN FIRST TIME HOME BUYERS!!! INVESTORS!!! Welcome to 69 Belvedere Drive SE brand new never lived in, where modern design meets unbeatable value. Experience 9-foot ceilings, an open-concept layout, and stylish designer touches throughout. The kitchen boasts tall cabinets, elegant quartz countertops, and sleek stainless steel appliances. Relax and unwind in the great room, where a cozy fireplace takes centre stage, framed by large windows that invite an abundance of natural light. Upstairs, retreat to the spacious primary bedroom, ensuite and large walk-in closet. Two additional bedrooms, a tasteful main bathroom, an upper-floor laundry room, and a perfectly sized bonus room complete this level. The basement, with roughed-in plumbing, presents an opportunity for future development. Rest easy knowing that your investment is safeguarded by The Alberta New Home Warranty Program. Conveniently located near schools, parks, Costco, a movie theatre, and the vibrant East Hills Plaza, this home combines convenience with comfort. The fence and lawn will be installed shortly. Book your showing today!!