



THE
A-TEAM

**RE/MAX
FIRST**

251 BELVEDERE Drive, Calgary T2A 7L5

MLS® #: **A2123463**

Area: **Belvedere**

Listing Date: **04/16/24**

List Price: **\$779,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar: **3,089 sqft**
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,085**
Low Sqft:
Ttl Sqft: **2,085**

DOM

34
Layout
Beds: **3 (3)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **402**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **No Animal Home,No Smoking Home,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`1" x 12`0"
3pc Bathroom	Main	9`8" x 4`11"
Kitchen	Main	13`5" x 10`11"
Mud Room	Main	3`8" x 9`8"
Bedroom - Primary	Second	13`7" x 13`11"
Bedroom	Second	9`11" x 9`11"
4pc Bathroom	Second	8`11" x 4`11"

Room	Level	Dimensions
Dining Room	Main	10`11" x 9`7"
Den	Main	8`11" x 9`11"
Entrance	Main	13`7" x 7`0"
Pantry	Main	4`0" x 4`4"
5pc Ensuite bath	Second	8`10" x 8`11"
Laundry	Second	9`0" x 5`11"
Bedroom	Second	10`4" x 9`11"

4pc Ensuite bath Walk-In Closet	Second Second	8`11" x 4`11" 9`0" x 5`1"	Bonus Room Furnace/Utility Room	Second Lower	13`7" x 11`11" 12`5" x 17`2"
Legal/Tax/Financial					
Title: Fee Simple		Zoning: R-G			
Legal Desc:		2211353			
Remarks					
Pub Rmks:		BRAND NEW,NEVER LIVED IN,ALMOST 2100 SQUARE FEET 2 STORY,3 BEDROOMS,TWO MASTER BEDROOMS UPSTAIR AND BONUS ROOM,UP STAIR LAUNDRY,MASTER BEDROOM WITH 5 PCE BATH EN SUITE AND WALK IN CLOSET.MAIN FLOOR OFFICE/DEN,FULL BATH,BEAUTIFUL KITCHEN WITH ISLAND,DINING ROOM,FAMILY ROOM WITH FIREPLACE, ROOMY FRONT FOYER AND MUDROOM,FRONT DOUBLE GARAGE IS INSULATED AND DRYWALLED.MAIN FLOOR 9' CEILING,STAINLESS STEELS APPLIANCES WITH GAS STOVE. BACKS ON TO GREEN SPACE,WALK TO EAST HILL SHOPPING CENTRE WITH COSCO,WALMART,STAPPLES,DOLLARAMA AND MAJOR BANKS.			
Inclusions:		none			
Property Listed By:		MaxValue Realty Ltd.			

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











