

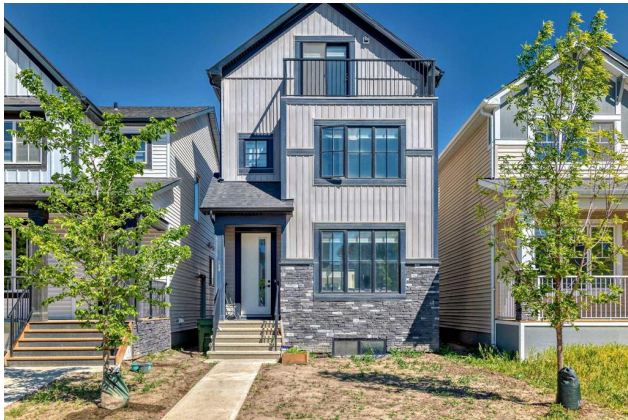


THE
A-TEAM

**RE/MAX
FIRST**

163 BELVEDERE Green, Calgary T2A 7G2

MLS®#: **A2143779** Area: **Belvedere** Listing Date: **06/22/24** List Price: **\$695,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **2,960 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,239**
 Low Sqft:
 Ttl Sqft: **2,239**

DOM

12
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 and Half Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,City Lot**
 Park Feat: **None,Off Street**

Utilities and Features

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

Construction: **Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile,Laminate,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **No Animal Home,No Smoking Home,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`11" x 6`0"	Living Room	Main	16`8" x 12`5"
Dining Room	Main	12`2" x 13`8"	Kitchen	Main	15`6" x 12`11"
Mud Room	Main	7`4" x 5`5"	2pc Bathroom	Main	4`11" x 5`5"
Bedroom - Primary	Second	11`11" x 12`11"	Walk-In Closet	Second	8`4" x 5`7"
3pc Ensuite bath	Second	4`11" x 8`11"	Laundry	Second	5`11" x 9`3"
Bedroom	Second	12`11" x 9`3"	4pc Bathroom	Second	8`2" x 4`11"
Bedroom	Second	9`11" x 9`3"	Bonus Room	Third	25`4" x 10`8"

Den Third 7`10" x 5`8" 4pc Bathroom Third 8`6" x 4`10"
Legal/Tax/Financial

Title: Zoning:
Fee Simple R-G
Legal Desc: 2110715

Remarks

Pub Rmks: **Beautiful 3 bedroom and 3.5 washroom .Open concept Main floor offers living ,dining and kitchen with huge island powder room. The house is is 2239 sq. Ft. ,.Big windows through out make the house very bright. The property feature designer kitchens with custom cabinetry which is built to the ceiling. Kitchen also has a Electric stove and a chimney hood fan. It also features a chef's kitchen with a big granite island. The second-floor features 3 bedrooms. The master bedroom boasts a big walk-in closet as well as a double vanity and a big standing shower. Another full bath is located on the second floor. The basement is a fully finished with one bedroom and 4 piece washroom. and rec room. Steps away from the East Hills Shopping Centers and transit . Call your favorite realtor before its too late**

Inclusions: N/A
Property Listed By: **MaxWell Central**

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









