



THE
A-TEAM

**RE/MAX
FIRST**

119 BELVEDERE Avenue, Calgary T2A 7G7

MLS® #: **A2157046** Area: **Belvedere** Listing **08/15/24** List Price: **\$595,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$15k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **2,613 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,471**
 Low Sqft:
 Ttl Sqft: **1,471**

DOM
34
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking
 Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Landscaped,Many Trees,Rectangular Lot**
 Park Feat: **Alley Access,Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Vinyl Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Tile,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Bathroom Rough-in,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`11" x 13`6"	Dining Room	Main	11`4" x 12`3"
Kitchen With Eating Area	Main	12`3" x 12`2"	2pc Bathroom	Main	5`1" x 5`8"
Bedroom - Primary	Upper	12`11" x 10`11"	3pc Ensuite bath	Upper	9`3" x 4`11"
Walk-In Closet	Upper	5`7" x 6`11"	Bedroom	Upper	9`3" x 12`7"
Bedroom	Upper	12`7" x 9`3"	4pc Bathroom	Upper	4`11" x 7`8"

Laundry

Upper

3`10" x 4`1"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2110715

Zoning:

R-Gm

Remarks

Pub Rmks:

Welcome to this exceptional END UNIT NO CONDO FEE townhome in the vibrant Belvedere community, where you benefit from contemporary living at its finest. Step inside to find a spacious main floor with 9-foot ceilings and an open-concept design that invites an abundance of natural light through triple-pane windows and elegant luxury vinyl plank flooring throughout the main floor. The heart of the home is the stunning, fully upgraded kitchen, equipped with top-of-the-line stainless steel appliances including a gas range and a full size refrigerator. On the upper level, the master suite offers a serene retreat with a private en-suite bathroom, while two additional bedrooms and a full second bathroom provide ample space for family or guests. The backyard is a true highlight, featuring a fully fenced and beautifully landscaped area with a large deck, perfect for entertaining or relaxing outdoors. The double-car garage adds convenience and ample storage. Located just a block from East Hills Shopping Center, enjoy easy access to Costco, Walmart, Cineplex, Sport Chek, and a diverse range of dining options. Nearby pond and playgrounds further enhance the appeal of this fantastic home.

Inclusions:

Property Listed By:

Garage controls

Century 21 Bravo Realty

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