



THE
A-TEAM

**RE/MAX
FIRST**

12 BELVEDERE Terrace, Calgary T1X 0L4

MLS® #: **A2159445** Area: **Belvedere** Listing Date: **08/29/24** List Price: **\$593,607**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,791**
 Low Sqft:
 Ttl Sqft: **1,791**

DOM
20
Layout
 Beds: **3 (3)**
 Baths: **3.0 (2 2)**
 Style: **3 Storey**

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

Access:
 Lot Feat: **City Lot,Few Trees,Front Yard,Private**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Range,Refrigerator,Washer**
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Flex Space	Basement	11`1" x 7`5"	Mud Room	Basement	11`10" x 4`3"
Furnace/Utility Room	Basement	7`6" x 7`2"	2pc Bathroom	Basement	7`2" x 3`1"
2pc Bathroom	Main	5`11" x 5`6"	4pc Ensuite bath	Second	12`8" x 5`0"
4pc Bathroom	Second	7`8" x 0`5"	Living Room	Main	12`10" x 11`1"
Kitchen	Main	13`4" x 11`7"	Dining Room	Main	13`4" x 11`10"
Den	Main	6`10" x 6`0"	Bedroom - Primary	Second	13`4" x 11`0"
Bedroom	Second	9`8" x 9`6"	Bedroom	Second	9`11" x 9`0"

Laundry **Second** **5`0" x 3`4"** Legal/Tax/Financial

Condo Fee: Title: Zoning:
\$298 **Fee Simple** **MC1**
Fee Freq:
Monthly

Legal Desc: **1013597** Remarks

Pub Rmks: **Enjoy no condo fees for the first 2 years and low fees thereafter with this brand-new, thoughtfully designed 3-storey condo townhome by Fifth Avenue Homes in Belvedere! Offering elegant and spacious living areas, this modern home features high ceilings, a perfect living room for entertaining or family relaxation, attached garage, spacious bedrooms, luxurious bathrooms, and state-of-the-art finishes throughout. Please note that interior pictures may slightly differ from the actual home. Don't miss this exceptional opportunity!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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