



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**271 BELVEDERE Drive, Calgary T2A 7M5**

MLS®#: **A2162888**      Area: **Belvedere**      Listing Date: **09/04/24**      List Price: **\$849,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 18-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **2023**      Abv Sqft: **2,522**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **3,304 sqft**      Ttl Sqft: **2,522**  
 Lot Shape:

DOM

**108**  
Layout  
 Beds: **5 (5 )**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Concrete,Stone,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Playground**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Cooktop,Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **Breakfast Bar,Kitchen Island,Quartz Counters,Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>19`2" x 13`5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`10" x 13`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`7" x 9`3"</b>	<b>Bedroom</b>	<b>Main</b>	<b>13`4" x 11`1"</b>
<b>Family Room</b>	<b>Upper</b>	<b>14`10" x 13`10"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`2" x 9`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>15`1" x 12`10"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`0" x 10`2"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>16`1" x 12`8"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	
<b>4pc Ensuite bath</b>	<b>Upper</b>		<b>4pc Bathroom</b>	<b>Upper</b>	
<b>3pc Bathroom</b>	<b>Main</b>				

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**2211353**

Remarks

Pub Rmks: **Welcome to this well-kept, spacious 2,522 sqft, two-story detached home in the desirable community of Belvedere! This stunning property features 4 spacious bedrooms upstairs, including two master bedrooms with ensuite bathrooms, along with an additional bedroom on the main floor for added flexibility - ideal as a home office or extra living space. The modern design boasts a spice kitchen, gas range, and electric cooktop, perfect for the home chef. The main floor offers a cozy family room with an electric fireplace, along with a mudroom and pantry for extra convenience. Enjoy backing onto a future school site and playground, as well as green space with easy access to local amenities like, parks, grocery stores, and shopping plazas. Don't miss out- schedule your showing today!**

Inclusions:  
Property Listed By: **N/A**  
**Royal LePage METRO**

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





















