



THE
A-TEAM

**RE/MAX
FIRST**

65 BELVEDERE Point #303, Calgary T2A7Y9

MLS® #: **A2163715** Area: **Belvedere** Listing Date: **09/09/24** List Price: **\$449,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2025**

Finished Floor Area

Abv Sqft: **1,286**
 Low Sqft:
 Ttl Sqft: **1,286**

DOM

72
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Low Maintenance Landscape, Landscaped, Street Lighting**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Vinyl**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **Kitchen Island, Open Floorplan, Stone Counters**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Second		5pc Ensuite bath	Third	
4pc Bathroom	Third		Living Room	Second	11'1" x 13'1"
Dining Room	Second	10'1" x 8'4"	Balcony	Second	8'0" x 10'0"
Bedroom - Primary	Third	11'5" x 10'4"	Bedroom	Third	8'8" x 8'5"

Legal/Tax/Financial

Condo Fee: **\$310** Title: **Fee Simple** Zoning: **R-2M**
 Fee Freq: **Monthly**

Legal Desc:

2110715

Remarks

Pub Rmks:

Welcome to Belvedere Rise, a haven of modern living that seamlessly combines style and affordability. Our exclusive project Belvedere townhomes feature single attached garage with a driveway for a 2nd vehicle, meticulously designed to provide comfort for families seeking unparalleled convenience. Situated just a short walk away from East Hills Shopping Centre, enjoy the fresh air as you stroll along new pedestrian pathways to access everyday essentials like Costco, Walmart, banks, and more— all just across the street. - Steps to Bus Rapid Transit (BRT) - Stoney Trail (Calgary's ring road/perimeter hwy) - 7 mins to Chestermere Lake for outdoor activities - 15 mins to Downtown Calgary - 20 mins to the Calgary International Airport - 20 mins to the South Health Campus (1.3 million sq.ft. facility) - 45 mins to Kananaskis & 1.5 hours to Banff

Inclusions:

Quartz countertops, Plank flooring on main & 2nd floor, LVT in bathrooms

Property Listed By:

Bode Platform Inc.

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

