



THE
A-TEAM

**RE/MAX
FIRST**

12 BELVEDERE Terrace, Calgary T1X 0L4

MLS® #: **A2174744**

Area: **Belvedere**

Listing Date: **10/24/24**

List Price: **\$560,175**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **1,791**

Low Sqft:

Ttl Sqft: **1,791**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

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

DOM

5

Layout

Beds: **3 (3)**

Baths: **3.0 (2 2)**

Style: **3 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

Composite Siding,Vinyl Siding,Wood Frame

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

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
Flex Space	Basement	11`1" x 7`5"
Furnace/Utility Room	Basement	7`6" x 7`2"
2pc Bathroom	Main	5`11" x 5`6"
4pc Bathroom	Second	7`8" x 0`5"
Kitchen	Main	13`4" x 11`7"
Den	Main	6`10" x 6`0"
Bedroom	Second	9`8" x 9`6"

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

Laundry

Second

5`0" x 3`4"

Legal/Tax/Financial

Condo Fee:
\$298

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
MC1

Legal Desc: **1013597**

Remarks

Pub Rmks: **Experience 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:
Property Listed By: **N/A**
eXp Realty

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







