



**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**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

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

DOM

**58**  
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: Ext Feat: **Balcony** Water Source: **Poured Concrete**  
 Fnd/Bsmt:  
 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:  
**\$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**













