



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**43 BELVEDERE Point, Calgary T2A 7Y9**

MLS®#: **A2181151**      Area: **Belvedere**      Listing Date: **01/17/25**      List Price: **\$749,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **3,229 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,069**  
 Low Sqft:  
 Ttl Sqft: **2,069**

DOM

**5**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 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: **Stone, Vinyl Siding, Wood Frame**  
 Heating: **Forced Air, Natural Gas**      Flooring: **Carpet, Tile, Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **None, Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings**  
 Int Feat: **Double Vanity, Kitchen Island, Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	3`0" x 7`0"	Dining Room	Main	11`0" x 9`4"
Kitchen	Main	9`3" x 11`0"	Living Room	Main	13`5" x 16`4"
Mud Room	Main	9`2" x 8`7"	Office	Main	10`0" x 8`10"
4pc Bathroom	Upper	8`2" x 4`11"	5pc Ensuite bath	Upper	8`2" x 9`10"
Bedroom	Upper	10`6" x 12`8"	Bedroom	Upper	10`7" x 12`9"
Family Room	Upper	17`11" x 14`0"	Laundry	Upper	8`3" x 6`3"
Bedroom - Primary	Upper	12`0" x 12`5"	Walk-In Closet	Upper	10`7" x 5`6"

Condo Fee:  
**\$82**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R-2M**

Legal Desc: **2210341**

Remarks

Pub Rmks: **Welcome to your dream home in the highly sought-after community of Belvedere Point SE, Calgary. This immaculate 2-story modern residence features 3 spacious bedrooms and 2.5 luxurious bathrooms, perfect for families seeking style and comfort. The contemporary kitchen is a chef's delight, boasting sleek dark cabinetry, quartz countertops, stainless steel appliances, a large island with a modern sink, and a convenient walk-in pantry. The open-concept layout flows effortlessly into the bright dining and living areas, ideal for entertaining guests or enjoying cozy family nights. Upstairs, the primary suite is a true retreat with large windows offering natural light, a walk-in closet, and a spa-inspired ensuite. The additional bedrooms are generously sized, perfect for children, guests, or a home office. The exterior showcases modern curb appeal with a double attached garage and a well-maintained driveway. Located in a vibrant neighborhood, this home offers easy access to schools, parks, shopping, and public transit, making it perfect for families and professionals alike. Don't miss your chance to own this exquisite property in one of Calgary's most desirable areas!**

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

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







