



THE
A-TEAM

**RE/MAX
FIRST**

47 BELVEDERE Point, Calgary T2A 7Y9

MLS®#: **A2181595** Area: **Belvedere** Listing Date: **01/19/25** List Price: **\$754,900**
 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: **2,130**
 Low Sqft:
 Ttl Sqft: **2,130**

DOM

13
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**
 Sewer:
 Ext Feat: **None, Private Yard**
 Flooring: **Carpet, Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Window Coverings**
 Int Feat: **Double Vanity, Kitchen Island, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5'0" x 4'11"	Den	Main	10'1" x 8'10"
Dining Room	Main	11'0" x 13'6"	Kitchen	Main	9'9" x 13'0"
Laundry	Main	9'5" x 10'7"	Living Room	Main	13'2" x 16'5"
4pc Bathroom	Second	4'11" x 8'4"	5pc Ensuite bath	Second	8'2" x 9'8"
Bedroom	Second	10'2" x 12'10"	Bedroom	Second	10'8" x 12'8"
Family Room	Second	17'11" x 16'0"	Bedroom - Primary	Second	11'11" x 14'0"
Walk-In Closet	Second	10'9" x 5'6"			

Condo Fee:
\$82

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-2M

Legal Desc: **2210341**

Remarks

Pub Rmks: **OPEN HOUSE: FEBRUARY 1, 2025 SATURDAY 2PM - 5PM. Welcome to 47 Belvedere Point SE, Calgary, AB - a stunning and meticulously designed detached 2-story home offering over 2,130 sq. ft. of beautifully crafted living space. Situated in a serene neighborhood, this property combines modern elegance with functionality to suit your lifestyle needs. Step inside to discover a bright and open main floor featuring a well-appointed kitchen with premium stainless-steel appliances, sleek quartz countertops, and a stylish subway tile backsplash. Adjacent to the kitchen, the spacious dining room and inviting living area with large windows offer the perfect setting for entertaining or relaxing with family. A functional den, a 2-piece bathroom, and a convenient laundry room complete the main level. Upstairs, you'll find a luxurious primary suite with a walk-in closet and a spa-like 5-piece ensuite. Two additional bedrooms, a 4-piece bathroom, and a versatile family room provide ample space for rest and recreation. Additional highlights include an oversized double garage, vinyl plank flooring throughout, and modern finishes that exude timeless sophistication. This property is conveniently located near parks, schools, shopping, and all essential amenities. Don't miss the opportunity to own this exceptional home. Book your private showing today and experience the elegance and comfort.**

Inclusions:
Property Listed By: **n/a**
PropZap Realty

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









