



THE
A-TEAM

**RE/MAX
FIRST**

354 BELVEDERE Boulevard, Calgary t2a7g2

MLS®#: **A2184453**

Area: **Belvedere**

Listing Date: **12/23/24**

List Price: **\$540,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **2,012 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener**

DOM

40
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **High Ceilings,Kitchen Island,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`0" x 16`1"
Bedroom	Upper	13`0" x 8`5"
Dining Room	Main	16`4" x 8`6"
Bedroom	Upper	7`9" x 10`4"
Bonus Room	Upper	8`1" x 8`0"

Room	Level	Dimensions
Kitchen	Main	8`10" x 9`10"
Bedroom - Primary	Upper	12`9" x 11`11"
2pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

TBD

Remarks

Pub Rmks: **Location, location fronting green space The NO CONDO FEE "TALO" town Floorplan, with 3 bed/2.5 bath + Bonus by 'Rohit Homes' - an award winning home builder for over 35 years. FEATURING: FRONTS GREEN SPACE | LARGE WINDOWS | DOUBLE GARAGE (18x22) | BRAND NEW | All Perfectly located In E Calgary's 'BELVEDERE', featuring the convenience of plethora of amenities within walking distance, convenient location w/ easy access to stoney/17 ave to downtown, & more.. Step inside to an expansive open floor plan that seamlessly connects living/dining and kitchen. KITCHEN FEATURES: SS appliances, quartz counters, large island (with place for bar stools), cabinets to ceiling (42' tall), boutique lighting - a perfect place to gather and create masterful meals. Off the kitchen is the dining, mid room and half bath. The TALO plan offers windows across the back and front, and with the high ceilings as well as open floor plan, it leaves the home feeling bright and inviting. Upstairs, find 3 good size bedrooms, bonus room, laundry, 2 full baths. The primary retreat includes a walk in closet, and spa like retreat full en-suite. Ensuite features: Single vanity, window, bath/shower combo with rain head and wand, quartz counters and beautiful tilework. The lot features alley access in the back to a double garage, and a deck. This home is packed with features that make it a great option to consider for your next home purchase. Located just outside the ring-road, east of Stoney Trail, offering quick access to highways and other amenities on the east side of Calgary. All pictures and 3D tours are of the 'TALO' floorplan that is completed, your unit may have different (colors/finishings/spec upgrades/design interior/elevation) depending on Lot - confirm with builder. Get moving on this brand new place - before it's gone! *Visit show home of same plan at 318 sora way SE Calgary mon-thurs 4-7pm, sat/sunday 2-5pm. Self guided tours available outside those times!**

Inclusions: **n/a**
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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





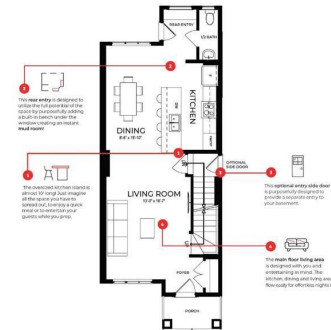


The TALO Bold Designer Townhome

3 Bed
2.5 Bath
1506 sq ft

Main Floor Features

10x10 TIT | 8FT CEILING

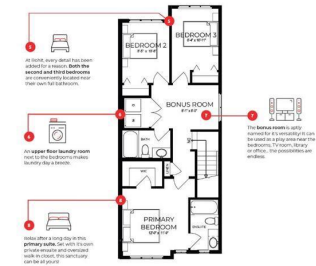


The TALO Bold Designer Townhome

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Upper Floor Features

10x10 TIT



BELVEDERE Site Map

