



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**65 BELVEDERE Point #105, Calgary T2A7Y9**

MLS®#: **A2185001**      Area: **Belvedere**      Listing Date: **01/02/25**      List Price: **\$654,999**  
 Status: **Active**      County: **Calgary**      Change: **-\$1, 04-Jan**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2022**  
Lot Information  
 Lot Sz Ar: **2,833 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,773**  
 Low Sqft:  
 Ttl Sqft: **1,773**

DOM

**19**  
Layout  
 Beds: **4 (4 )**  
 Baths: **3.0 (3 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Back Lane,Back Yard,Street Lighting**  
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Playground,Private Entrance**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Range,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`9" x 4`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`3" x 10`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>5`10" x 12`5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`9" x 14`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`10" x 14`10"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>5`0" x 8`3"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>5`0" x 8`4"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`3" x 12`3"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`3" x 12`2"</b>	<b>Family Room</b>	<b>Upper</b>	<b>14`9" x 13`10"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`11" x 13`5"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$64**

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

Zoning:  
**R-2M**

Legal Desc: **2210341**

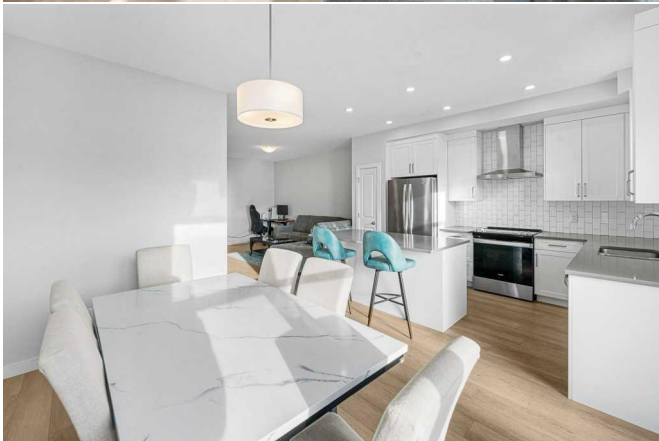
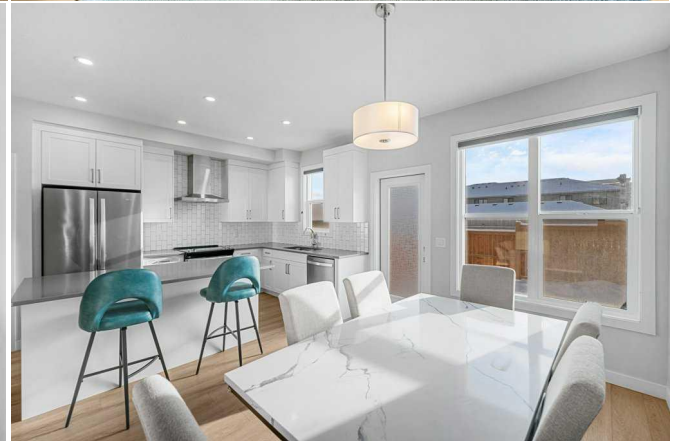
Remarks

Pub Rmks: **Welcome to this Stunning Home in the Highly Sought-After Community of Belvedere! This exceptional property offers a prime location with access to scenic pathways and walkways, perfect for outdoor exploration and enjoyment. Future amenities, including a planned elementary school, playfield, and sports field, are within walking distance, making it an ideal choice for families. Unmatched Accessibility is another standout feature. Located just off Stony Trail, this home provides quick access to downtown Calgary and is close to the East Hills Shopping Centre, featuring Costco, Walmart, Staples, and more. Spanning just under 1,800 sq. ft., this beautifully designed home includes: • Four Bedrooms, including a Main-Floor Bedroom ideal for multigenerational living. • A Full Bathroom on the main floor. The Gourmet Kitchen is a chef's dream, boasting designer-curated interior color selections, premium finishes, and a stainless steel appliance package. The stylish elevation adds to the home's incredible curb appeal, while the fenced lot offers privacy and space for outdoor activities. Do not miss the opportunity to own this exceptional home in one of Calgary's most desirable new communities! Contact me today to schedule your private tour!**

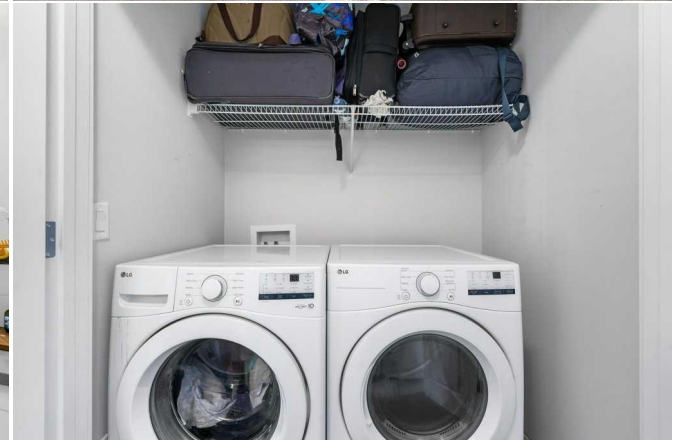
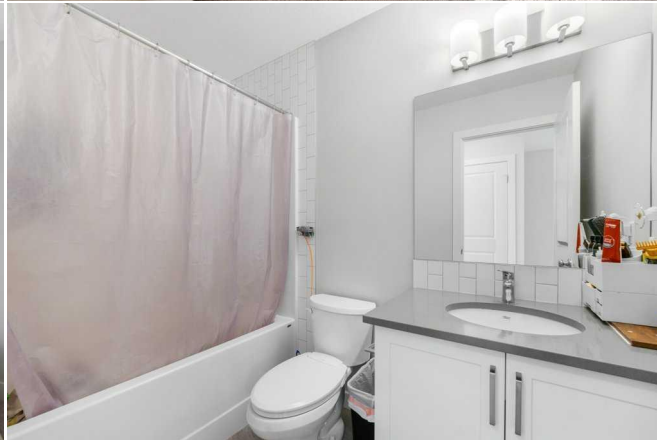
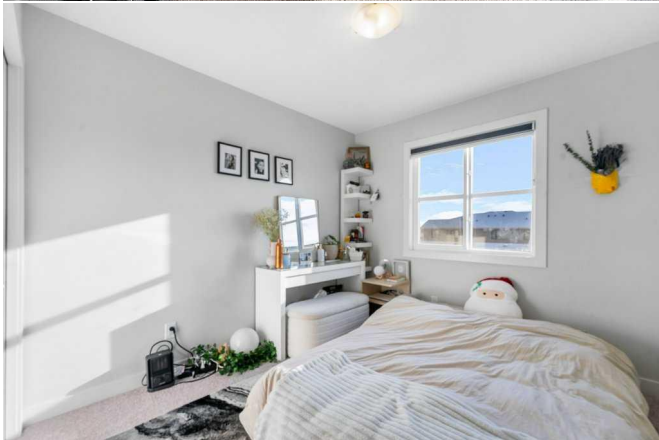
Inclusions:  
Property Listed By: **None**  
**PREP Realty**

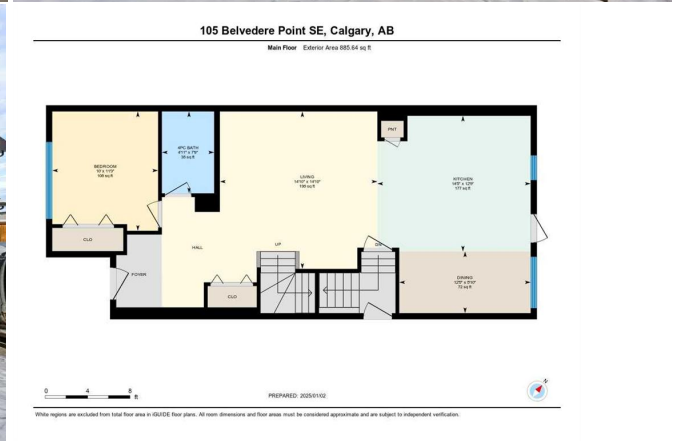
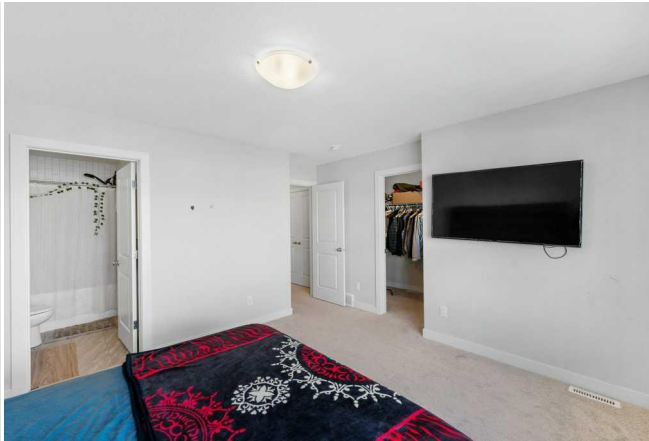
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





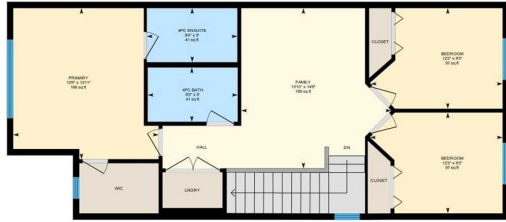






105 Belvedere Point SE, Calgary, AB

2nd Floor Exterior Area 888.03 sq ft



PREPARED: 2025/01/02



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

105 Belvedere Point SE, Calgary, AB

Basement (Below Grade) Exterior Area 888.03 sq ft



PREPARED: 2025/01/02



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.