



THE
A-TEAM

**RE/MAX
FIRST**

316 BELVEDERE Drive, Calgary T2A 0M3

MLS®#: **A2189759**

Area: **Belvedere**

Listing Date: **01/23/25**

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: **2025**

Lot Information

Lot Sz Ar: **3,526 sqft**
Lot Shape:

Access:

Lot Feat: **See Remarks**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,041**

Low Sqft:

Ttl Sqft: **2,041**

DOM

9

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,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`0" x 11`8"
2pc Bathroom	Main	0`0" x 0`0"
Den	Main	11`2" x 9`8"
Bonus Room	Upper	12`0" x 13`9"
Bedroom	Upper	12`0" x 11`0"
Laundry	Upper	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Main	12`0" x 15`11"
Dining Room	Main	12`0" x 10`0"
Mud Room	Main	0`0" x 0`0"
Bedroom - Primary	Upper	13`0" x 13`9"
Bedroom	Upper	9`8" x 11`7"
4pc Bathroom	Upper	0`0" x 0`0"

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **See Remarks**
 Legal Desc: **2412602**

Remarks

Pub Rmks: **Welcome to one of Calgary's most sought after east side communities, Belvedere. Minutes away from downtown, close to schools, green space, retail, dining and recreation, Belvedere has it all. Step inside our Otis-24 model. With over 2000 SQFT of living space, open to below concept with railing, the Otis-24 is built with your growing family in mind. This single-family home features 3 bedrooms, 2.5 bathrooms and an expansive walk-in closet in the primary bedroom with 5 piece ensuite with double vanity, separate tub and shower. Enjoy extra living space on the main floor with the laundry room on the second floor. The SEPARATE ENTRANCE, open to below, 9-foot ceilings, electric fireplace and quartz countertops throughout blends style and functionality for your family to build endless memories. The back deck also include aluminum railings. ****PLEASE NOTE** PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE******

Inclusions: **\$5000 Brick Credit**
 Property Listed By: **Century 21 All Stars Realty Ltd.**

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







