



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2199999**

Area: **Belvedere**

Listing Date: **03/08/25**

List Price: **\$739,900**

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

**43**

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**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Stone,Vinyl Siding,Wood Frame**  
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,Open Floorplan,Quartz Counters,Separate Entrance**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 4`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 13`6"</b>
<b>Laundry</b>	<b>Main</b>	<b>9`5" x 10`7"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>4`11" x 8`4"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`2" x 12`10"</b>
<b>Family Room</b>	<b>Second</b>	<b>17`11" x 16`0"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>10`9" x 5`6"</b>

Room	Level	Dimensions
<b>Den</b>	<b>Main</b>	<b>10`1" x 8`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`9" x 13`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`2" x 16`5"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>8`2" x 9`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`8" x 12`8"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`11" x 14`0"</b>

Condo Fee:  
**\$82**

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

Zoning:  
**R-2M**

Legal Desc: **2210341**

Remarks

Pub Rmks:

**Welcome to this BEAUTIFUL, BRAND NEW, NEVER OCCUPIED, 2 STOREY HOME in the sought after community of Belvedere. The home offers over 2,130 sq.ft of refined living space, situated in peaceful neighbourhood, with a blend of modern style and functionality. The BRIGHT and OPEN CONCEPT MAIN FLOOR features a well-equipped kitchen with PREMIUM STAINLESS STEEL APPLIANCES, QUARTZ COUNTERTOPS, AND TILE BACKSPLASH. Adjacent to the kitchen, the spacious dining room and living area features LARGE WINDOWS, creating a BRIGHT and INVITING SPACE. The main floor also features a DEN, 2-piece bathroom, and a convenient LAUNDRY ROOM to complete this level. Moving upstairs, you'll discover the PRIMARY SUITE which includes a walk-in closet and a spa like 5-piece ensuite. TWO ADDITIONAL ROOMS, a 4-piece bathroom, and a versatile FAMILY ROOM provide ample space for COMFORT AND RELAXATION. Additional features include an oversized double garage, vinyl plank flooring, and MODERN FINISHES all throughout the home. The home is situated next to all of YOUR FAVOURITE AMENITIES, being within close proximity to the East Hills Shopping Centre - Costco, Walmart, Cineplex Cinemas, and much more! With easy access to Stoney Trail, and central access to Downtown Calgary, and the Calgary International Airport, this home is in a PRIME LOCATION! Schedule your private showing today!**

Inclusions:

n/a

Property Listed By:

**PropZap Realty**

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













