



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**59 BELVEDERE Green, Calgary T2A7L5**

MLS®#: **A2200157**

Area: **Belvedere**

Listing Date: **03/10/25**

List Price: **\$759,900**

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: **3,211 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,067**  
Low Sqft:  
Ttl Sqft: **2,067**

DOM

**42**

Layout

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

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator**  
Int Feat: **Kitchen Island,Separate Entrance,Storage**  
Utilities:

# Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`4" x 8`4"	Bedroom	Main	10`0" x 12`1"
Dining Room	Main	11`1" x 9`3"	Foyer	Main	8`9" x 6`11"
Kitchen	Main	8`1" x 11`9"	Living Room	Main	14`7" x 14`11"
4pc Bathroom	Upper	11`6" x 5`1"	5pc Ensuite bath	Upper	10`8" x 13`11"
Bedroom	Upper	10`11" x 12`1"	Bedroom	Upper	11`5" x 10`5"
Family Room	Upper	11`2" x 13`0"	Laundry	Upper	7`2" x 7`3"
Bedroom - Primary	Upper	11`11" x 15`2"	Walk-In Closet	Upper	7`5" x 7`11"

# Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **2211353**

Zoning: **R-G**

# Remarks

Pub Rmks: **MOVE-IN-READY || IDEAL LOCATION || Welcome to this irresistible Brand-New home in the heart of most desired community of Belvedere. This home embodies modern living with thoughtful design elements catering to diverse lifestyles. Main floor offers a flex room which can also be used as an office for work at home professionals or can be converted into a bedroom. A beautiful kitchen, with modern appliances, ample storage, and sleek countertops. A large living room and dining area offers comfort and space for entertainment. The upper level offers a master bedroom featuring a luxurious ensuite and walk-in closet and two additional generously sized bedrooms complement the upper level. The basement offers separate entrance for future development. Situated right next to East Hills which offers easy access to Stoney Trail, providing convenience for commuting and accessibility. Few steps away is the famous East Hills Shopping Center with multiple restaurants, Walmart , Costco , Cineplex Odeon, Walk-in clinic, playgrounds, parks, and many other upcoming features of Belvedere community. Be the proud owner of this idyllic and marvelous house!!!!**

Inclusions: **N/A**  
 Property Listed By: **Royal LePage METRO**

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













