



THE
A-TEAM

**RE/MAX
FIRST**

24 BELVEDERE Terrace, Calgary T2A 0V9

MLS® #: **A2206544** Area: **Belvedere** Listing Date: **03/28/25** List Price: **\$569,900**
 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:
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,704**
 Low Sqft:
 Ttl Sqft: **1,704**

DOM

12
Layout
 Beds: **2 (2)**
 Baths: **3.0 (2 2)**
 Style: **3 (or more) Storey**

Parking

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

Access:
 Lot Feat: **Level**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Vinyl**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator**
 Int Feat: **Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$299** Title: **Fee Simple** Zoning: **MC1**
 Fee Freq: **Monthly**

Legal Desc: **2211353**

Remarks

Pub Rmks: **Unbeatable value! Come see for yourself! The "Alden" is one of Fifth Avenue Homes' most popular floor plans. This 3 storey, tri-plex style townhome has over 1,700 sqft of luxury living space & a double attached rear garage with direct access into the home. The entry level has a spacious mudroom, 2 pc bath, flex room, which is perfect for a home office or gym & mechanical. The main floor, with an excellent, open plan, features a huge great room with 10x8 balcony, dream kitchen highlighted by an oversized, 5-stool breakfast bar island, Quartz countertops & custom tile backsplash, adjoining dining area, walk-in study & 2 pc bath. The upper level offers 4 pc bath, laundry, spacious bedroom with walk-in closet & a gorgeous primary suite with walk-in closet, 4 pc ensuite (double basin vanity & 5' step-in shower closet). Upgraded plumbing & lighting fixtures throughout! Fifth Avenue Homes is well known for above standard finishings & attention to detail both in design & workmanship. This listing has just been completed & is ready for occupancy - pick your possession & move right in. GST included in sale price. Low condo fees of \$299/month for landscaping, snow & trash removal. The Cottages are situated in the heart of Belvedere & just minutes to all the amenities in East Hills Plaza (Costco, movie theatre, shops & restaurants), close to future CBE elementary school site & 10 minutes to downtown on the Max Purple transit. Belvedere offers a wonderful family lifestyle with a neighborhood activity centre, parks, natural wetlands and pathways. Book a showing with your Realtor today!**

Inclusions: **N/A**
Property Listed By: **The Home Hunters Real Estate Group Ltd.**

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









