

\$549,900 - 22 Belvedere Terrace Se, Calgary

MLS® #A2206542

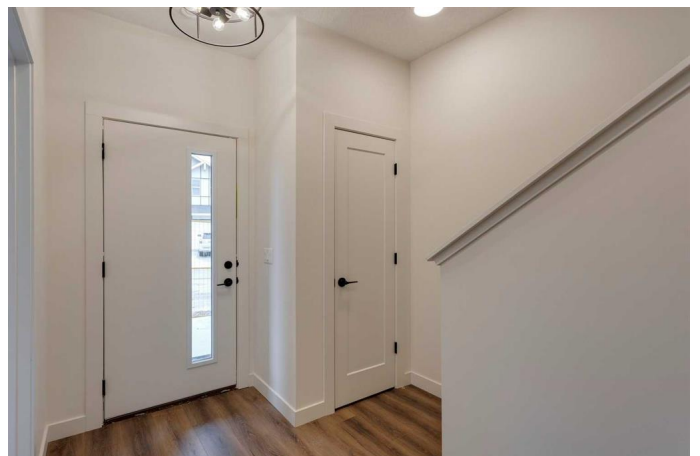
\$549,900

2 Bedroom, 4.00 Bathroom, 1,704 sqft

Residential on 0.00 Acres

Belvedere., Calgary, Alberta

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!

Built in 2025

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2206542 |
| Price | \$549,900 |
| Bedrooms | 2 |
| Bathrooms | 4.00 |
| Full Baths | 2 |
| Half Baths | 2 |
| Square Footage | 1,704 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 22 Belvedere Terrace Se |
| Subdivision | Belvedere. |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2A 0V9 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Snow Removal, Trash |
| Parking Spaces | 2 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry |
| Appliances | Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, |

| | |
|----------|-------------------------|
| | Refrigerator |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Balcony |
| Lot Description | Level |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 28th, 2025 |
| Days on Market | 41 |
| Zoning | MC1 |

Listing Details

| | |
|----------------|---|
| Listing Office | The Home Hunters Real Estate Group Ltd. |
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