



**GRASSROOTS**  
REALTY GROUP

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**302 Belvedere Avenue SE  
Calgary, Alberta**

**MLS # A2301819**



**\$535,900**

<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,398 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		
<b>Inclusions:</b>	N/A		

The "Irvine" by Fifth Avenue Homes provides an open plan, with a well-appointed kitchen and comfortable living space. The main floor features a huge great room, adjoining dining area, dream kitchen highlighted by an island with breakfast bar, Quartz countertops & custom tile backsplash, access to the large 10x10 deck & 2 pc bath. The upper level offers two spacious bedrooms, 4 pc bath, a gorgeous primary suite with walk-in closet + a 3 pc ensuite & laundry. Undeveloped lower level with loads of storage and mechanical. Double detached garage. High-end 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. Just minutes away from East Hills Shopping Center (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 parks, natural wetlands and pathways. Book a showing with your Realtor today!