



GRASSROOTS
REALTY GROUP

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78 Belvedere Avenue SE
Calgary, Alberta

MLS # A2311067



\$509,900

Division:	Belvedere		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,489 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot, Street Lighting		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-

Features: High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: -

Welcome to this stunning NO CONDO FEE townhome located in the vibrant community of Belvedere SE! This beautifully designed 2-storey home with a double detached garage offers modern finishes, functional living spaces, and exceptional convenience for today's lifestyle. Step inside to a bright and spacious main floor featuring a large living area with oversized windows that fill the home with natural light. The inviting dining area flows seamlessly into the gourmet kitchen, complete with a center island, elegant quartz countertops, stainless steel appliances, chimney-style hood fan, induction range, and dishwasher—perfect for cooking and entertaining. A convenient 2-piece powder room and functional mudroom complete the main level. Upstairs, the spacious primary bedroom offers a private retreat featuring a 3-piece ensuite with custom shower and a walk-in closet. Two additional generously sized bedrooms with closets share a full bathroom, while the upper-floor laundry room adds everyday convenience. Enjoy the fully fenced backyard featuring a deck, ideal for summer BBQs, family gatherings, and outdoor relaxation. The double detached garage provides ample parking and storage space. Located in a prime location close to shopping and everyday amenities including Costco, Walmart, Tim Hortons, banks, restaurants, and major retail shops. With quick access to Stoney Trail just minutes away, commuting throughout Calgary is effortless. A fantastic opportunity for first-time buyers, families, or investors—book your showing today!