



**139 Belvedere Crescent SE  
Calgary, Alberta**

**MLS # A2313802**



**\$729,800**

<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,029 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

IMMEDIATE POSSESSION | 2,028 SQ.FT. | 3+1-BED | 3-BATH | GOURMET KITCHEN | SEPARATE ENTRANCE | DECK | FRONT LANDSCAPING | Built by Crystal Creek Homes, this two-storey in Belvedere offers over 2,000 sq. ft. of modern living space with durable HARDIE BOARD siding, upgraded features, and front landscaping. The open main floor features a bright living area with a stylish linear FIREPLACE and an inviting dining space that opens onto the REAR DECK where you can enjoy morning sun and open views with NO REAR NEIGHBOURS The gourmet kitchen includes a GAS RANGE, wall oven, full-height cabinetry, stainless-steel appliances, and a large island ideal for everyday use or entertaining. Upstairs, a central bonus room complements three spacious bedrooms and a conveniently located laundry room. The primary suite offers a walk-in closet and a 4-PIECE ENSUITE with dual vanities and a walk-in shower. The 9&rsquo; BASEMENT includes a separate SIDE ENTRANCE, offering future legal-suite potential (subject to City approval and permitting). Set in Calgary&rsquo;s vibrant southeast community of Belvedere, residents enjoy easy access to parks, pathways, schools, East Hills Shopping Plaza, and major routes. Built to Crystal Creek&rsquo;s high standards and covered by THE ALBERTA NEW HOME WARRANTY PROGRAM&mdash;ready for you to move in and make it your own.