



GRASSROOTS

REALTY GROUP

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**43 Belvedere Crescent SE
Calgary, Alberta**

MLS # A2315230



\$668,500

Division:	Belvedere		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,910 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

Inclusions: 2nd Gas Range in Spice Kitchen

1,910 SQ.FT. | 4 BEDS | 3 BATHS | MAIN FLOOR BED & BATH | SPICE KITCHEN | REAR DECK | HARDIE BOARD SIDING | SIDE ENTRANCE + 9' BASEMENT CEILING | BONUS ROOM | SOUTH FACING BACKYARD | Built by Crystal Creek Homes, this brand new home delivers an open layout and upgraded features hard to match at this price point in Belvedere. With 4 bedrooms and 3.5 baths, including a main-floor bedroom and full bath, it offers flexibility for guests, extended family or a private office. The main floor features a spacious great room with fireplace, a well-appointed kitchen, and a separate spice kitchen. A main floor bedroom with full bath provides flexibility for guests, extended family, or a private office. Upstairs, the loft creates a natural separation between the primary suite and secondary bedrooms, giving the upper level a practical and comfortable layout. The exterior is finished with durable Hardie board siding, while the separate side entrance and 9' foundation offer strong future potential for a legal basement suite, subject to City approval and permitting. A finished 10'x10' rear deck extends the living space outdoors, and the south facing backyard adds extra sunlight throughout the day. Set on a quiet street close to the future school site and soccer field, with quick access to East Hills Shopping Centre, Costco, Walmart, Cineplex, restaurants, Chestermere, and Stoney Trail, this is a well-rounded new home in one of Calgary's growing southeast communities. Backed by a full builder warranty, this is a smart opportunity in one of Calgary's growing southeast communities. Book your showing today.

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