



802, 195 Belvedere Drive SE
Calgary, Alberta

MLS # A2321483



\$499,900

Division:	Belvedere		
Type:	Residential/Triplex		
Style:	Townhouse		
Size:	1,716 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	-		
Lot Feat:	Gentle Sloping, Landscaped		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 298
Basement:	None	LLD:	-
Exterior:	Mixed, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

THE BEST TOWNHOMES DON'T JUST PHOTOGRAPH WELL—THEY SOLVE REAL-LIFE PROBLEMS. The Alden by Fifth Avenue Homes does exactly that, packing four bedrooms, 3.5 bathrooms, a DOUBLE ATTACHED GARAGE and 1,716 sq. ft. of genuinely useful space into one sharp, nearly complete home. Possession is anticipated in late July. The clever planning starts on the ground floor. A private GROUND-FLOOR BEDROOM with its own closet sits beside a THREE-PIECE BATHROOM with a shower—perfect for guests, an older child, extended family or a home office that does not have to compete with the kitchen table. One level up, the kitchen, dining and living areas flow together in a bright, open layout built for busy mornings, casual dinners and everyone who inevitably gathers around the island. The rear kitchen features white cabinetry, white quartz countertops, pantry storage and STAINLESS-STEEL SAMSUNG APPLIANCES. There is a gas rough-in for a future range and a BBQ gas line on the balcony—because carrying propane tanks upstairs is nobody's idea of fun. Warm greige wood-look flooring and matte-black fixtures keep the look current without trying too hard. A DEDICATED OFFICE SPACE gives work, homework and household paperwork a place to land, while the powder room keeps the main level guest-ready. Up top, the primary bedroom includes a walk-in closet and FOUR-PIECE ENSUITE with a DOUBLE VANITY and shower. Two more bedrooms share another full bathroom, and the laundry lives where the clothes do. Revolutionary? No. Deeply appreciated on laundry day? Absolutely. Some of the best upgrades are working quietly behind the scenes: TRIPLE-PANE WINDOWS, a 95% high-efficiency furnace with humidifier, heat-recovery ventilator,

TANKLESS HOT-WATER SYSTEM and central air-conditioning rough-in. They may not steal the show in photos, but they will make everyday life a little more comfortable. Belvedere puts East Hills Shopping Centre, neighbourhood shops and dining, PARKS, PATHWAYS AND OPEN SPACE CLOSE TO HOME, with quick connections to 17 Avenue, Glenmore Trail and Deerfoot Trail. Smart layout. Strong finishes. Future-ready features. Very little left on the wish list. Visit the Fifth Avenue Homes sales centre at 10 Belvedere Terrace SE, or contact a real estate agent to arrange a private showing. Already working with an agent? PLEASE BRING THEM WITH YOU FOR ALL SHOW HOME VISITS. • PLEASE NOTE: Photos are of a DIFFERENT Spec Home of a similar model – fit and finish may differ. Interior selections and floorplans shown in photos.