

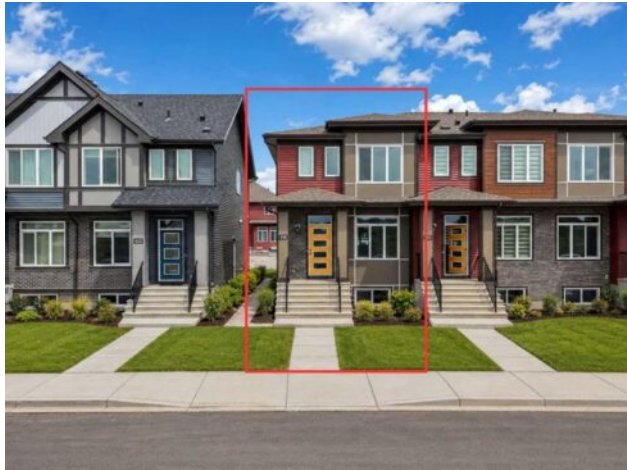


GRASSROOTS
REALTY GROUP

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418 Belvedere Boulevard SE
Calgary, Alberta

MLS # A2324844



\$534,999

Division:	Belvedere		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,520 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: N/A

Welcome to this BRAND-NEW, BEAUTIFULLY UPGRADED NO-CONDO-FEE TOWNHOUSE in the highly sought-after community of BELVEDERE SE! Offering OVER 1,500 SQ. FT. of thoughtfully designed living space, this stunning home features 3 SPACIOUS BEDROOMS, 2.5 BATHROOMS, and a modern OPEN-CONCEPT FLOOR PLAN perfect for today's lifestyle. The main floor showcases impressive 9-FT CEILINGS, a bright and spacious living room, a dedicated dining area, and a contemporary kitchen complete with QUARTZ COUNTERTOPS, CEILING-HEIGHT CABINETRY, STAINLESS STEEL APPLIANCES, and ample storage. A convenient 2-PIECE POWDER ROOM completes the main level. Upstairs, you'll find a versatile FLEX ROOM, three generously sized bedrooms, and two full bathrooms. The spacious PRIMARY SUITE offers a WALK-IN CLOSET and a private ENSUITE, while UPGRADED PLUMBING FIXTURES and a PREMIUM LIGHTING PACKAGE add a touch of luxury throughout the home. The UNFINISHED BASEMENT features TWO LARGE WINDOWS and a SEPARATE SIDE ENTRANCE, offering excellent potential for future development (subject to city approval). Outside, enjoy a FULLY LANDSCAPED YARD and a DETACHED DOUBLE GARAGE. One of the standout features of this home is its PRIME LOCATION DIRECTLY FACING THE FUTURE SCHOOL SITE AND PLAYGROUND, making it an ideal choice for families. Conveniently located within WALKING DISTANCE TO EAST HILLS SHOPPING CENTRE, featuring COSTCO, WALMART, CINEPLEX, RESTAURANTS, and a variety of other amenities. Enjoy 2–3 MINUTE ACCESS TO STONEY TRAIL and reach DOWNTOWN CALGARY IN APPROXIMATELY 15 MINUTES. This exceptional home offers OUTSTANDING VALUE, PREMIUM

UPGRADES, AN UNBEATABLE LOCATION, AND NO CONDO FEES. DON'T MISS THIS INCREDIBLE OPPORTUNITY—BOOK YOUR PRIVATE SHOWING TODAY!