



GRASSROOTS
REALTY GROUP

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294 Belvedere Avenue SE
Calgary, Alberta

MLS # A2330962



\$529,900

Division:	Belvedere		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,398 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Metal Siding , Mixed, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

NO CONDO FEES, NO HOA FEES AND A DOUBLE DETACHED GARAGE — this brand new Fifth Avenue Homes street town pairs polished contemporary finishes with a streamlined, low-maintenance ownership experience in Belvedere. The Irvine floor plan backs up its good looks with details buyers will appreciate long after move-in: three bedrooms, upper-floor laundry, a primary retreat with walk-in closet and three-piece ensuite, plus a kitchen equipped with SAMSUNG STAINLESS STEEL APPLIANCES, a CHIMNEY-STYLE RANGE HOOD and BUILT-IN MICROWAVE. A TANKLESS HOT WATER SYSTEM adds efficiency, while central A/C ROUGH-IN makes future installation simpler. Outside, the 10' X 10' REAR DECK creates a genuine place to relax, dine or entertain. The rear-lane DOUBLE DETACHED GARAGE brings secure parking, valuable storage and everyday convenience — a major advantage over many comparable townhome options. Belvedere is one of southeast Calgary's most exciting emerging communities, offering quick access to East Hills Shopping Centre, Stoney Trail, 17 Avenue SE, transit, parks, pathways and everyday amenities. Even better, you get all the advantages of a brand new home without condo fees or HOA fees—a combination that's becoming increasingly difficult to find. If you've been looking for a home that delivers modern finishes, practical upgrades and exceptional long-term value, THIS ONE DESERVES A SPOT AT THE TOP OF YOUR 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 SHOWHOME 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.