



GRASSROOTS
REALTY GROUP

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160 Belvedere Park SE
Calgary, Alberta

MLS # A2343976



\$649,900

Division:	Belvedere		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,759 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Faces R		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating: Forced Air, Humidity Control, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

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

Inclusions: N/A

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-GM

Utilities: -

OPEN HOUSE SUN SEPTEMBER 27 FROM 2-4! CORNER LOT • DOUBLE GARAGE • MAIN-FLOOR BEDROOM & FULL BATH • SEPARATE BASEMENT ENTRY! Welcome to this exceptional home, ideally situated on a spacious corner lot and offering a rare advantage of parking access on both sides of the property. This beautifully designed 4-bedroom, 3-full-bathroom home combines modern style, thoughtful functionality, and excellent future potential. Step inside to a bright and welcoming main floor featuring soaring 9-foot ceilings, a spacious living room, and a generously sized bedroom with a full bathroom—perfect for guests, parents, or a home office. The impressive kitchen is the heart of the home, showcasing full-height cabinetry, quartz countertops, a large island with breakfast bar seating, and abundant workspace. The adjacent dining area provides the perfect setting for family meals and entertaining. A convenient rear entry leads to the oversized backyard, offering plenty of room for outdoor enjoyment, while the detached double garage provides secure parking and additional storage. Upstairs, a spacious bonus room offers the ideal space for movie nights, a playroom, or a second family lounge. The luxurious primary suite features a walk-in closet and private ensuite, while two additional bedrooms share a well-appointed full bathroom. The upper-level laundry room adds everyday convenience. The unfinished basement with a separate entrance, two large windows, and bathroom rough-ins presents excellent future development potential—an outstanding opportunity to customize additional living space or create a potential secondary development, subject to applicable approvals. Located within walking distance to parks, East Hills Shopping Centre, Costco, Walmart, TD Bank, restaurants, and numerous everyday amenities, with quick and

easy access to Stoney Trail and major routes. A rare combination of corner-lot positioning, functional layout, double garage, main-floor bedroom, and future basement potential. Don't miss this fantastic opportunity to make this exceptional property your new home!