

\$829,900 - 46 Belvedere Green Se, Calgary

MLS® #A2113199

\$829,900

3 Bedroom, 3.00 Bathroom, 2,460 sqft

Residential on 0.08 Acres

Belvedere, Calgary, Alberta

****3-BED | 3-BATH | SEPARATE SIDE-ENTRY
| BACKING ONTO GREENSPACE | MAIN
FLOOR DEN | IMMEDIATE POSSESSION****

This designer new home built by Crystal Creek features spacious 9-foot ceilings, a bright open-concept layout and a MAIN FLOOR 3PC BATHROOM. Backing onto greenspace and future school site, this home offers not just a place to live, but a lifestyle! Prepare to be wowed by the gourmet kitchen, boasting tall cabinets, elegant quartz countertops, and sleek stainless steel appliances, including a GAS RANGE. The oversized island serves as the focal point for entertaining guests or grabbing a quick snack. Cozy up by the fireplace in the great room, framed by large windows that flood the space with natural light. Need an extra bedroom for guests? The versatile front den with egress window offers endless possibilities. Upstairs, your primary bedroom treats you to morning sunlight and a spa-like ensuite. Two additional bedrooms, a tasteful main bathroom, an upper floor laundry room, and a generously-sized bonus room complete this level. The SEPARATE SIDE ENTRANCE and 9-ft CEILING BASEMENT with roughed-in plumbing offers excellent development potential. Rest easy knowing that your investment is protected by The Alberta New Home Warranty Program. Conveniently located near schools, parks, COSTCO, a movie theater, and the vibrant East Hills Plaza, this home combines convenience with comfort. Don't miss this opportunity â€” schedule a



viewing today!

Built in 2024

Essential Information

MLS® #	A2113199
Price	\$829,900
Sold Price	\$800,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,460
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	46 Belvedere Green Se
Subdivision	Belvedere
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 7M5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Door Opener

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 8th, 2024
Date Sold	May 22nd, 2024
Days on Market	75
Zoning	R-G
HOA Fees	0.00

Listing Details

Listing Office	Ally Realty
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