

78 Belvedere Avenue SE
Calgary, Alberta

MLS # A2311067



\$509,900

Division:	Belvedere		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,489 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot, Street Lighting		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-

Features: High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: -

Welcome to this stunning NO CONDO FEE townhome located in the vibrant community of Belvedere SE! This beautifully designed 2-storey home with a double detached garage offers modern finishes, functional living spaces, and exceptional convenience for today's lifestyle. Step inside to a bright and spacious main floor featuring a large living area with oversized windows that fill the home with natural light. The inviting dining area flows seamlessly into the gourmet kitchen, complete with a center island, elegant quartz countertops, stainless steel appliances, chimney-style hood fan, induction range, and dishwasher—perfect for cooking and entertaining. A convenient 2-piece powder room and functional mudroom complete the main level. Upstairs, the spacious primary bedroom offers a private retreat featuring a 3-piece ensuite with custom shower and a walk-in closet. Two additional generously sized bedrooms with closets share a full bathroom, while the upper-floor laundry room adds everyday convenience. Enjoy the fully fenced backyard featuring a deck, ideal for summer BBQs, family gatherings, and outdoor relaxation. The double detached garage provides ample parking and storage space. Located in a prime location close to shopping and everyday amenities including Costco, Walmart Tim Hortons , banks, restaurants, and major retail shops. With quick access to Stoney Trail just minutes away, commuting throughout Calgary is effortless. A fantastic opportunity for first-time buyers, families, or investors—book your showing today!