

**154 Belvedere Crescent SE**  
**Calgary, Alberta**

**MLS # A2321161**



**\$594,900**

<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,657 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Rare Find in Belvedere | Front Garage Semi with Back Alley | 35 Ft. Deep Backyard | East Facing. Presenting a stunning, over 1650 sq. ft. front garage semi-detached home in the highly sought-after community of BELVEDERE, CALGARY. Location is everything here, situated within WALKING DISTANCE TO AN EXISTING PLAYGROUND AND FUTURE SCHOOL SITE, minutes from EAST HILLS SHOPPING CENTRE (Costco, Walmart Supercentre, Cineplex, and major banks), and offering effortless city connectivity via Stoney Trail and 17th Ave. An impressive highlight is the exterior setup: you get FRONT AND BACK LANDSCAPING COMPLETED BY THE BUILDER alongside a massive 35 FT. DEEP BACKYARD WITH A BACK ALLEY, meaning NO ATTACHED REAR NEIGHBOURS! Inside, the main level showcases an open-concept layout with a bright living, dining, and kitchen area adorned with designer finishes, a modern colour palette, and UPGRADED LIGHTING FIXTURES. Cozy up in the living room featuring a FIREPLACE WITH AN ELEGANT QUARTZ FINISHING, or cook in the L-shaped kitchen featuring a generous-sized island and spacious pantry. The upper floor is perfectly designed with 3 bedrooms, 2 bathrooms, a bonus room, and upper laundry—including a luxurious PRIMARY SUITE BOASTING A 5-PIECE ENSUITE AND WALK-IN CLOSET. Gorgeous UPGRADED PLUMBING FIXTURES have also been installed in both upstairs bathrooms. For future potential, the unfinished BASEMENT FEATURES A SEPARATE SIDE ENTRY and a corner tucked-away mechanical room to maximize development space. Plus, with full ALBERTA NEW HOME WARRANTY, you can have total peace of mind. View the 3D tour and come check out this property in person! (Please note: in some photos, virtual staging has been used to showcase

the front driveway and landscaping).