

22 Belvedere Terrace SE Calgary, Alberta

MLS # A2206542



\$569,900

Division:	Belvedere		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	1,704 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 299
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	MC1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

Unbeatable value! Come see for yourself! The "Alden" is one of Fifth Avenue Homes' most popular floor plans. This 3 storey, tri-plex style townhome has over 1,700 sqft of luxury living space & a double attached rear garage with direct access into the home. The entry level has a spacious mudroom, 2 pc bath, flex room, which is perfect for a home office or gym & mechanical. The main floor, with an excellent, open plan, features a huge great room with 10x8 balcony, dream kitchen highlighted by an oversized, 5-stool breakfast bar island, Quartz countertops & custom tile backsplash, adjoining dining area, walk-in study & 2 pc bath. The upper level offers 4 pc bath, laundry, spacious bedroom with walk-in closet & a gorgeous primary suite with walk-in closet, 4 pc ensuite (double basin vanity & "step-in shower closet). Upgraded plumbing & lighting fixtures throughout! Fifth Avenue Homes is well known for above standard finishings & attention to detail both in design & workmanship. This listing has just been completed & is ready for occupancy — pick your possession & move right in. GST included in sale price. Low condo fees of \$299/month for landscaping, snow & trash removal. The Cottages are situated in the heart of Belvedere & just minutes to all the amenities in East Hills Plaza (Costco, movie theatre, shops & restaurants), close to future CBE elementary school site & 10 minutes to downtown on the Max Purple transit. Belvedere offers a wonderful family lifestyle with a neighborhood activity centre, parks, natural wetlands and pathways. Book a showing with your Realtor today!