

# \$569,900 - 24 Belvedere Terrace Se, Calgary

MLS® #A2206544

**\$569,900**

2 Bedroom, 4.00 Bathroom, 1,704 sqft  
Residential on 0.00 Acres

Belvedere., Calgary, Alberta

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 & 5"™ 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!

Built in 2025

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2206544      |
| Price          | \$569,900     |
| Bedrooms       | 2             |
| Bathrooms      | 4.00          |
| Full Baths     | 2             |
| Half Baths     | 2             |
| Square Footage | 1,704         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 24 Belvedere Terrace Se |
| Subdivision | Belvedere.              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2A 0V9                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Snow Removal, Trash    |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood,                      |

|          |                         |
|----------|-------------------------|
|          | Refrigerator            |
| Heating  | Forced Air, Natural Gas |
| Cooling  | None                    |
| Basement | None                    |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Level           |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 7                |
| Zoning         | MC1              |

### **Listing Details**

|                |   |
|----------------|---|
| Listing Office | The Home Hunters Real Estate Group Ltd. |
|----------------|---|

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