# \$560,000 - 386 Belvedere Boulevard, Calgary

MLS® #A2207038

# \$560,000

3 Bedroom, 3.00 Bathroom, 1,504 sqft Residential on 0.06 Acres

Belvedere., Calgary, Alberta

Location, location fronting green space The NO CONDO FEE END UNIT WITH SEPARATE ENTRANCE TO BASEMENT "TALO" town Floorplan, with 3 bed/2.5 bath + Bonus by 'Rohit Homes' - an award winning home builder for over 35 years. FEATURING: FRONTS GREEN SPACE | LARGE WINDOWS | DOUBLE GARAGE (18x22) | BRAND NEW | All Perfectly located In E Calgary's 'BELVEDERE', featuring the convenience of plethora of amenities within walking distance (east hills), convenient location w/ easy access to stoney/17 ave to downtown, & more.. Step inside to an expansive open floor plan that seamlesslyconnects living/dining and kitchen. KITCHEN FEATURES: SS appliances, quartz counters, large island (with place for bar stools), cabinets toceiling (42' tall), boutique lighting - a perfect place to gather and create masterful meals. Off the kitchen is the dining, mid room and half bath. The TALO plan offers windows across the back and front, and with the high ceilings as well as open floor plan, it leaves the home feeling brightand inviting. Upstairs, find 3 good size bedrooms, bonus room, laundry, 2 full baths. The primary retreat includes a walk in closet, and spa likeretreat full en-suite. Ensuite features: Single vanity, window, bath/shower combo with rain head and wand, quartz counters and beautiful tilework. The lot features alley access in the back to a double garage. This home is packed with features that make it a great option to







consider for your next home purchase.
Located just outside the ring-road, east of
Stoney Trail, offering quick access to highways
and other amenities on the east side of
Calgary. All pictures and 3D tours are of the
'TALO' floorpan that is completed, your unit
may have different (colors/finishings/spec
upgrades/design interior/elevation) depending
on Lot - confirm with builder. Get moving on
this brand new place - before it's gone! \*Visit
show home of same plan at 318 sora way SE
Calgary mon-thurs 4-7pm, sat/sunday2-5pm.
Self guided tours available outside those
times!

#### Built in 2025

## **Essential Information**

MLS® # A2207038 Price \$560,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2
Half Baths 1

Square Footage 1,504 Acres 0.06 Year Built 2025

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 386 Belvedere Boulevard

Subdivision Belvedere.

City Calgary
County Calgary
Province Alberta
Postal Code t2a7g2

#### **Amenities**

Parking Spaces 2

Parking Alley Access, Double Garage Detached, Garage Door Opener

# of Garages 2

#### Interior

Interior Features High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer

Heating Forced Air

Cooling None
Has Basement Yes

Basement Exterior Entry, Full, Unfinished

### **Exterior**

Exterior Features None

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 30th, 2025

Days on Market 5

Zoning R-G

# **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.