



215 Belvedere Avenue Calgary Alberta

\$599,900

Assignment Sale - Irvine Floor Plan | Belvedere, Calgary | 3 Bed, 2.5 Bath | Freehold | No Condo Fees | Estimated Completion Late Summer/Early Fall 2025! Don't miss this rare assignment sale opportunity in the sought-after Belvedere community of SE Calgary! This freehold townhome (no condo fees!) features the popular Irvine floor plan crafted by Fifth Avenue Homes, offering 3 bedrooms, 2.5 bathrooms, and 1,472 sq ft of modern, open-concept living. As a premium end-unit with side entry potential, it sits on a lane-access lot and includes a 2-car detached garage. The unfinished basement comes with a roughed-in 3-piece bathroom, ideal for future development or in-law suite potential. The main floor is bright and spacious, featuring stylish finishes and a layout designed for modern family living. Located minutes from East Hills Shopping Centre, Calgary's Rapid Bus Service, and with quick access to Stoney Trail, this home blends suburban peace with urban accessibility. With green spaces, future school, and community amenities on the horizon, Belvedere is one of Calgary's most exciting new neighbourhoods. Secure your spot in this growing community today! (id:6769)

Primary Bedroom 11.42 Ft x 13.08 Ft

3pc Bathroom .00 Ft x .00 Ft

Bedroom 11.08 Ft x 9.42 Ft

Bedroom 11.08 Ft x 9.25 Ft

4pc Bathroom .00 Ft x .00 Ft

Roughed-In Bathroom .00 Ft x .00 Ft

Living room 13.67 Ft x 13.08 Ft

Other 11.25 Ft x 12.50 Ft

Kitchen 12.00 Ft x 12.50 Ft

2pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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