

\$525,000 - 386 Belvedere Boulevard, Calgary

MLS® #A2207038

\$525,000

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 seamlessly connects living/dining and kitchen. KITCHEN FEATURES: SS appliances, quartz counters, large island (with place for bar stools), cabinets to ceiling (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 bright and inviting. Upstairs, find 3 good size bedrooms, bonus room, laundry, 2 full baths. The primary retreat includes a walk in closet, and spa like retreat 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 | \$525,000 |
| 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 | 23 |
| Zoning | R-G |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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