

# \$564,900 - 171 Belvedere Avenue, Calgary

MLS® #A2190808

**\$564,900**

3 Bedroom, 3.00 Bathroom, 1,448 sqft  
Residential on 0.05 Acres

Belvedere., Calgary, Alberta

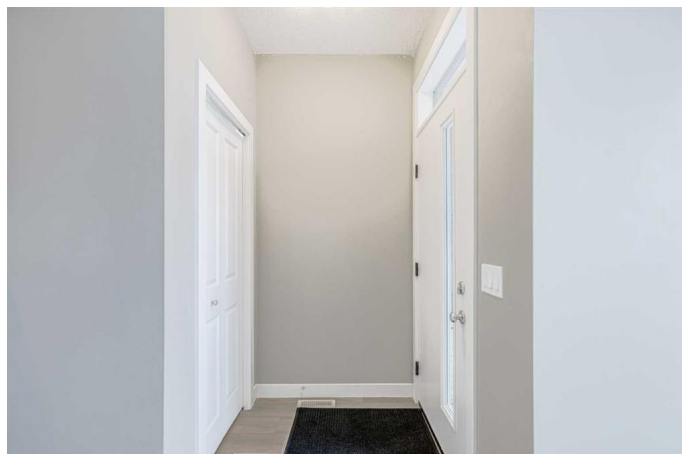
Discover the perfect blend of comfort and convenience at 171 Belvedere Avenue SE! This charming 3-bedroom townhouse is ideal for first-time homebuyers, investors, or families seeking a stylish and low-maintenance living space.

As you enter, you'll be greeted by an inviting open-concept layout that maximizes space and natural light. The modern kitchen features sleek appliances, ample cabinetry, and a spacious dining area, perfect for family meals or entertaining friends. The cozy living room is the heart of the home, providing a warm atmosphere for relaxation.

Upstairs, you'll find three generously sized bedrooms, including a master suite with plenty of closet space. The remaining bedrooms are versatile and bright, ideal for guests, children, or a home office. A well-appointed bathroom completes the upper level, making it both functional and accommodating.

Outside, enjoy your private outdoor space, perfect for morning coffee or summer barbecues, and take advantage of the easy access to nearby parks, schools, shopping, and transit options.

Don't miss your chance to own this delightful townhouse in a thriving community! Schedule a viewing today and see all that this fantastic property has to offer!



Built in 2023

## Essential Information

MLS® #	A2190808
Price	\$564,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,448
Acres	0.05
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	171 Belvedere Avenue
Subdivision	Belvedere.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N1L5

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Electric Range, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Other
Roof	Asphalt
Construction	Concrete, Other, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 2nd, 2025
Days on Market	58
Zoning	R-Gm

### **Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.