

# \$599,900 - 215 Belvedere Avenue Se, Calgary

MLS® #A2223939

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,472 sqft

Residential on 0.07 Acres

Belvedere., Calgary, Alberta

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!

Built in 2025

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2223939      |
| Price          | \$599,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,472         |
| Acres          | 0.07          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 215 Belvedere Avenue Se |
| Subdivision | Belvedere.              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2A 8A1                 |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener, Side By Side |
| # of Garages   | 2  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Bathroom Rough-in, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Tankless Hot Water, Vinyl Windows |
| Appliances        | Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked                                |
| Heating           | High Efficiency, Forced Air, Natural Gas   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | None, Unfinished   |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard                    |
| Lot Description   | Back Lane, Back Yard            |
| Roof              | Asphalt Shingle                 |
| Construction      | Mixed, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 32             |
| Zoning         | R-Gm           |

### **Listing Details**

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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.