

# \$584,900 - 215 Belvedere Avenue Se, Calgary

MLS® #A2223939

**\$584,900**

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	\$584,900
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, Side By Side, Garage Door Opener
# of Garages	2

### Interior

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

### Exterior

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

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	112
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.