

# \$515,000 - 450, 65 Belvedere Point Se, Calgary

MLS® #A2271666

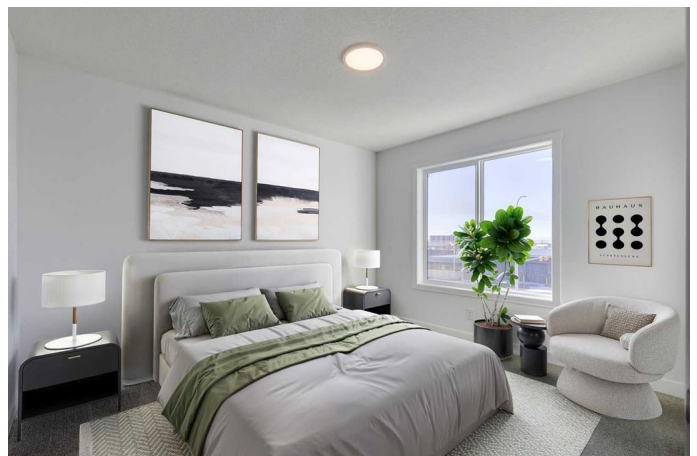
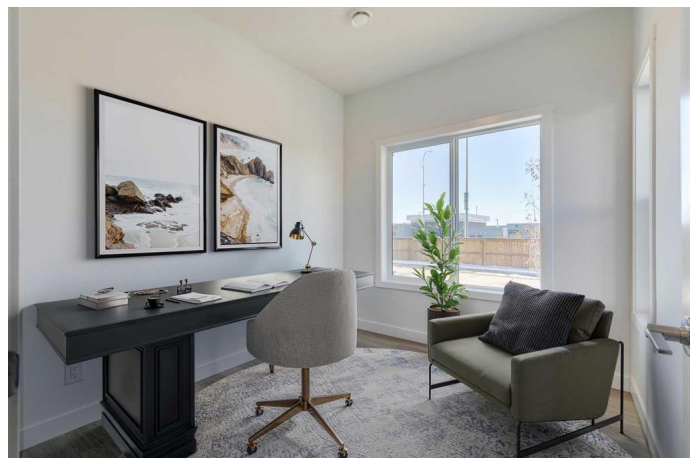
**\$515,000**

3 Bedroom, 4.00 Bathroom, 1,510 sqft

Residential on 0.00 Acres

Belvedere., Calgary, Alberta

Discover the ultimate in luxury living in this stunning, 3-bedroom corner unit townhome with a garage, nestled in the esteemed Belvedere Rise community, where luxury and convenience come together in perfect harmony. This exclusive project showcases exquisitely designed townhomes featuring a single attached garage with a driveway for a second vehicle, ideal for families seeking the ultimate in convenience and freedom. The seller has upgraded the HVAC to a 2-ton unit (\$6,000 value) and added a BBQ gas line with a quick disconnect and shutoff valve, making outdoor entertaining effortless. Situated just a short stroll from East Hills Shopping Centre, residents can indulge in the fresh air while accessing everyday essentials like Costco, Walmart, banks, and more, all within walking distance. Imagine being just steps to Bus Rapid Transit (BRT), Stoney Trail (Calgary's ring road/perimeter highway), and a short drive to Chestermere Lake for outdoor activities, Downtown Calgary, the Calgary International Airport, the South Health Campus, Kananaskis, and Banff. Better run, this won't last long. Some photos are virtually staged\*\*



Built in 2025

## Essential Information

MLS® # A2271666

Price \$515,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,510                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Row/Townhouse          |
| Style          | 3 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 450, 65 Belvedere Point Se |
| Subdivision | Belvedere.                 |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | t2a7y1                     |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Snow Removal, Trash                 |
| Parking Spaces | 2                                   |
| Parking        | Parking Pad, Single Garage Attached |
| # of Garages   | 1                                   |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Convection Oven, Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer        |
| Heating           | Central, Forced Air, Natural Gas                                                             |
| Cooling           | Central Air, ENERGY STAR Qualified Equipment                                                 |
| Basement          | None                                                                                         |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony, Lighting      |
| Lot Description   | Corner Lot, Front Yard |
| Roof              | Asphalt Shingle        |

|              |                 |
|--------------|-----------------|
| Construction | Unknown         |
| Foundation   | Poured Concrete |

**Additional Information**

|             |                     |
|-------------|---------------------|
| Date Listed | November 19th, 2025 |
| Zoning      | R-2M                |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Manor Hill Realty YYC Inc. |
|----------------|----------------------------|

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