# \$674,900 - 312 Belvedere Drive Se, Calgary

MLS® #A2226323

## \$674,900

3 Bedroom, 3.00 Bathroom, 1,860 sqft Residential on 0.08 Acres

Belvedere., Calgary, Alberta

Welcome to one of Calgary's most sought after east side communities, Belvedere. Minutes away from downtown, close to schools, green space, retail, dining and recreation, Belvedere has it all. From Akash Homes comes the 'Bedford'; this home offers stunning features, quality craftsmanship, and an open-concept floor plan that makes day-to-day living effortless with its functional design. Your main floor offers 9' ceilings, laminate flooring, and quartz counters. You'll enjoy a spacious kitchen with an abundance of cabinet and counter space, soft-close doors and drawers, plus a walk-through pantry! Your living room offers comfort and style, with an electric fireplace and large windows for plenty of natural light. Rest and retreat upstairs, where you'll enjoy a large bonus room plus 3 bedrooms, including a primary suite designed for two with its expansive walk-in closet and spa-inspired ensuite! \*\*PLEASE NOTE\*\* PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES\*\*\*

Built in 2025

#### **Essential Information**

MLS® # A2226323 Price \$674,900

Bedrooms 3







Bathrooms 3.00 Full Baths 2

Half Baths 1

Square Footage 1,860 Acres 0.08 Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 312 Belvedere Drive Se

Subdivision Belvedere.

City Calgary
County Calgary
Province Alberta
Postal Code T2A 0M3

### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features See Remarks

Appliances None

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric, Living Room

Has Basement Yes

Basement Exterior Entry, Full, Unfinished

#### **Exterior**

Exterior Features Other

Lot Description See Remarks
Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed May 30th, 2025

Days on Market 18

Zoning R-G

# **Listing Details**

Listing Office Century 21 All Stars Realty Ltd.

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