

# \$624,900 - 191 Belvedere Crescent Se, Calgary

MLS® #A2244709

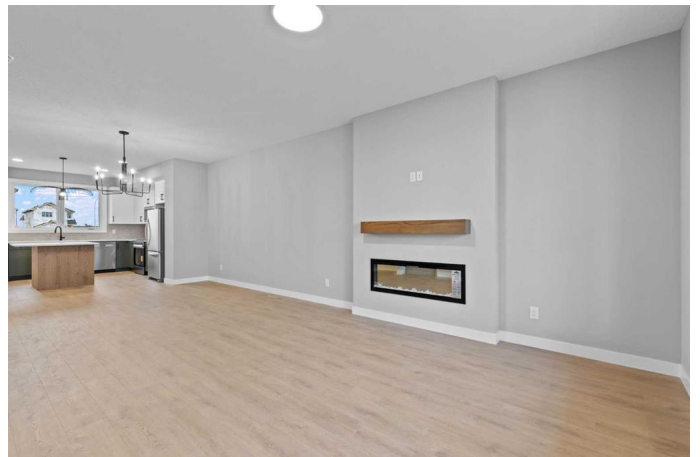
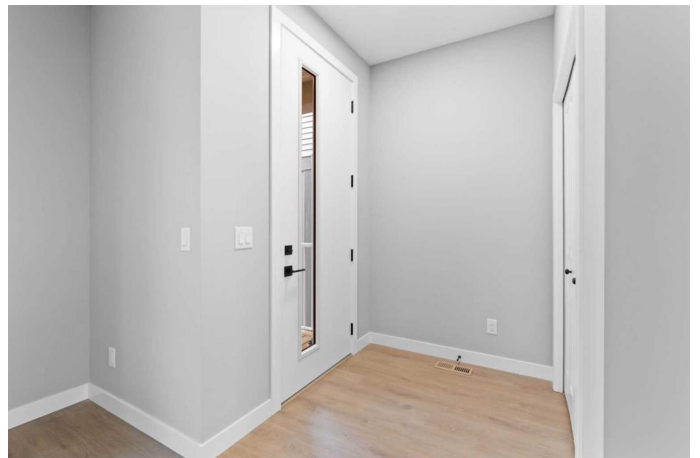
**\$624,900**

3 Bedroom, 3.00 Bathroom, 1,569 sqft

Residential on 0.06 Acres

Belvedere., Calgary, Alberta

IMMEDIATE POSSESSION | 1,569 SQ.FT. | 3-BED | 2.5-BATH | SEPARATE SIDE ENTRANCE | 9' BASEMENT | UPGRADED KITCHEN | FRONT LANDSCAPING | This stylish NEW HOME by Crystal Creek Homes offers an OPEN MAIN FLOOR with 9-foot ceilings and a stunning rear kitchen designed for everyday function and entertaining. Full-height cabinets, quartz countertops, a GAS RANGE, and a large island provide plenty of space for cooking and storage. The great room, complete with an electric FIREPLACE, feels bright and welcoming. Upstairs are three bedrooms, a main bath, and an extra LARGE LAUNDRY ROOM. The primary bedroom includes a modern ensuite with thoughtful finishes. The 9' BASEMENT and separate SIDE ENTRANCE allow for future legal suite potential (subject to City approval and permitting). Set on a quiet street near a future school and soccer field, this home features durable HARDIE BOARD SIDING and quick access to Stoney Trail, East Hills shopping, and downtown Calgary. Book your showing today!



Built in 2025

## Essential Information

MLS® # A2244709

Price \$624,900

Bedrooms 3

|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,569       |
| Acres          | 0.06        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 191 Belvedere Crescent Se |
| Subdivision | Belvedere.                |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2A 7Y5                   |

### Amenities

|                |                           |
|----------------|---------------------------|
| Parking Spaces | 2                         |
| Parking        | Alley Access, Parking Pad |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer                              |
| Heating           | Forced Air                                                                                          |
| Cooling           | None                                                                                                |
| Fireplace         | Yes                                                                                                 |
| # of Fireplaces   | 1                                                                                                   |
| Fireplaces        | Electric                                                                                            |
| Has Basement      | Yes                                                                                                 |
| Basement          | Full, Exterior Entry, Unfinished                                                                    |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Other                                            |
| Lot Description   | Back Yard, Front Yard, Landscaped, Zero Lot Line |

|              |                                       |
|--------------|---------------------------------------|
| Roof         | Asphalt Shingle                       |
| Construction | Cement Fiber Board, Stone, Wood Frame |
| Foundation   | Poured Concrete                       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 75              |
| Zoning         | R-G             |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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