

# \$519,900 - 46 Belvedere Terrace Se, Calgary

MLS® #A2260215

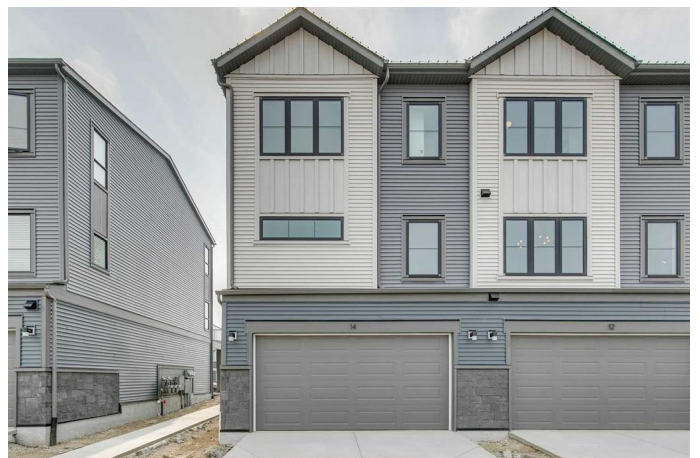
**\$519,900**

3 Bedroom, 4.00 Bathroom, 1,704 sqft

Residential on 0.00 Acres

Belvedere., Calgary, Alberta

Unbeatable value! Come see for yourself! The "Alden" is one of Fifth Avenue Homes™ most popular floor plans. This 3 storey, tri-plex style end unit townhome has over 1,700 sqft of luxury living space & a double attached rear garage with direct access into the home. The entry level has a spacious mudroom, 2 pc bath, flex room, which is perfect for a home office or gym & mechanical. The main floor, with an excellent, open plan, features a huge great room with 10x8 balcony, dream kitchen highlighted by an oversized, 5-stool breakfast bar island, Quartz countertops & custom tile backsplash, adjoining dining area, walk-in study & 2 pc bath. The upper level offers a 4 pc bath, laundry, 2 bedrooms and a gorgeous primary suite with walk-in closet, 4 pc ensuite (double basin vanity & 5'™ step-in shower closet). High-end plumbing & lighting fixtures throughout! Fifth Avenue Homes is well known for above standard finishings & attention to detail both in design & workmanship. This listing has just been completed & is ready for occupancy "pick your possession & move right in. GST included in sale price. Low condo fees of \$299/month for landscaping, snow & trash removal - Builder is offering FREE condo fees for TWO years and will cover all monthly condo fees for 24 months starting the first month following the possession date. Payment details to be determined at time of an offer. The Cottages are situated in the heart of Belvedere & just minutes to all the amenities in



East Hills Plaza (Costco, movie theatre, shops & restaurants), close to future CBE elementary school site & 10 minutes to downtown on the Max Purple transit. Belvedere offers a wonderful family lifestyle with parks, natural wetlands and pathways. Book a showing with your Realtor today!

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2260215      |
| Price          | \$519,900     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 2             |
| Half Baths     | 2             |
| Square Footage | 1,704         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 46 Belvedere Terrace Se |
| Subdivision | Belvedere.              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2A 0V9                 |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Snow Removal, Trash    |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator         |
| Heating           | Forced Air, Natural Gas                                                                    |
| Cooling           | None                                                                                       |
| Basement          | None                                                                                       |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Level           |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 18                   |
| Zoning         | MC1                  |

## Listing Details

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | The Home Hunters Real Estate Group Ltd. |
|----------------|-----------------------------------------|

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