

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

MLS® #A2260215

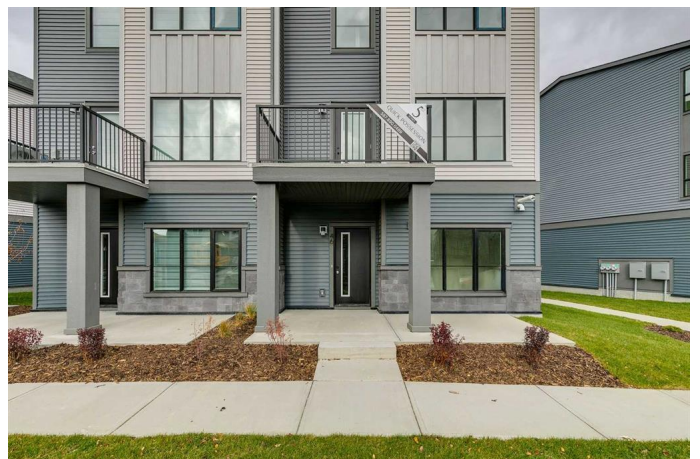
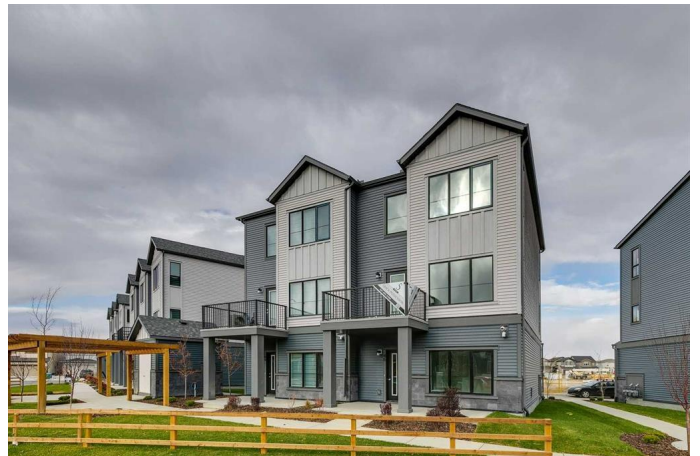
\$519,900

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, duplex style 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 plus 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	39
Zoning	MC1

Listing Details

Listing Office	The Home Hunters Real Estate Group Ltd.
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