



CORY PELCHAT
 REALTOR®
 GRASSROOTS REALTY GROUP LTD.

780-933-9938
 pelchatsold@gmail.com

**215 Belvedere Avenue SE
 Calgary, Alberta**

MLS # A2223939



\$584,900

Division:	Belvedere		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,472 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Side By Side		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None, Unfinished	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Tankless Hot Water, Vinyl Windows		

Inclusions: N/A

Assignment Sale – Irvine Floor Plan | Belvedere, Calgary | 3 Bed, 2.5 Bath | Freehold | No Condo Fees | Estimated Completion Late Summer/Early Fall 2025! Don’t miss this rare assignment sale opportunity in the sought-after Belvedere community of SE Calgary! This freehold townhome (no condo fees!) features the popular Irvine floor plan crafted by Fifth Avenue Homes, offering 3 bedrooms, 2.5 bathrooms, and 1,472 sq ft of modern, open-concept living. As a premium end-unit with side entry potential, it sits on a lane-access lot and includes a 2-car detached garage. The unfinished basement comes with a roughed-in 3-piece bathroom, ideal for future development or in-law suite potential. The main floor is bright and spacious, featuring stylish finishes and a layout designed for modern family living. Located minutes from East Hills Shopping Centre, Calgary’s Rapid Bus Service, and with quick access to Stoney Trail, this home blends suburban peace with urban accessibility. With green spaces, future school, and community amenities on the horizon, Belvedere is one of Calgary’s most exciting new neighbourhoods. Secure your spot in this growing community today!