

# \$499,900 - 370 Belvedere Boulevard, Calgary

MLS® #A2206245

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,504 sqft  
Residential on 0.05 Acres

Belvedere., Calgary, Alberta

Location, location fronting green space The NO CONDO FEE "TALO" town Floorplan, with 3 bed/2.5 bath + Bonus by 'Rohit Homes' - an award winning home builder for over 35 years. FEATURING: FRONTS GREEN SPACE | LARGE WINDOWS | DOUBLE GARAGE | BRAND NEW | All Perfectly located In E Calgary's 'BELVEDERE', featuring the convenience of plethora of amenities within walking distance (east hills), convenient location w/ easy access to stoney/17 ave to downtown, & more. Step inside to an expansive open floor plan that seamlessly connects living/dining and kitchen. KITCHEN FEATURES: SS appliances, quartz counters, large island (with place for bar stools), cabinets to ceiling (42' tall), boutique lighting - a perfect place to gather and create masterful meals. Off the kitchen is the dining, mid room and half bath. The TALO plan offers windows across the back and front, and with the high ceilings as well as open floor plan, it leaves the home feeling bright and inviting. Upstairs, find 3 good size bedrooms, bonus room, laundry, 2 full baths. The primary retreat includes a walk in closet, and spa like retreat full en-suite. Ensuite features: Single vanity, window, bath/shower combo, quartz counters and beautiful tile work. The lot features alley access in the back to a double garage. This home is packed with features that make it a great option to consider for your next home purchase. Located just outside the ring-road, east of Stoney Trail, offering quick access to



highways and other amenities on the east side of Calgary. All pictures and 3D tours are of the 'TALO' floorpan that is completed, your unit may have different (colors/finishings/spec upgrades/design interior/elevation) depending on Lot - confirm with builder. Get moving on this brand new place - before it's gone! \*Visit show home of same plan at 318 sora way SE Calgary mon-thurs 4-7pm, sat/sunday 2-5pm. Self guided tours available outside those times!

Built in 2025

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2206245      |
| Price          | \$499,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,504         |
| Acres          | 0.05          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 370 Belvedere Boulevard |
| Subdivision | Belvedere.              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | t2a7g2                  |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener |

# of Garages 2

### **Interior**

Interior Features High Ceilings, Kitchen Island, Open Floorplan  
Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Full, Unfinished

### **Exterior**

Exterior Features None  
Lot Description Back Lane, Back Yard  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed April 2nd, 2025  
Days on Market 8  
Zoning R-G

### **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.