

# \$674,900 - 509 Belvedere Boulevard Se, Calgary

MLS® #A2246686

**\$674,900**

3 Bedroom, 3.00 Bathroom, 1,862 sqft

Residential on 0.08 Acres

Belvedere., Calgary, Alberta

Welcome to one of Calgary's most sought after east side communities, Belvedere. Minutes away from downtown, close to schools, green space, retail, dining and recreation, Belvedere has it all. From Akash Homes comes the 'Bedford'; this home offers stunning features, quality craftsmanship, and an open-concept floor plan with railing on the stairs that makes day-to-day living effortless with its functional design. Your main floor offers 9' ceilings, laminate flooring, and quartz counters. You'll enjoy a spacious kitchen with an abundance of cabinet and counter space, soft-close doors and drawers, plus a walk-through pantry! Your living room offers comfort and style, with an electric fireplace and large windows for plenty of natural light. Rest and retreat upstairs, where you'll enjoy a large bonus room plus 3 bedrooms, including a primary suite designed for two with its expansive walk-in closet and spa-inspired ensuite! **\*\*PLEASE NOTE\*\*** PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES\*\*\*

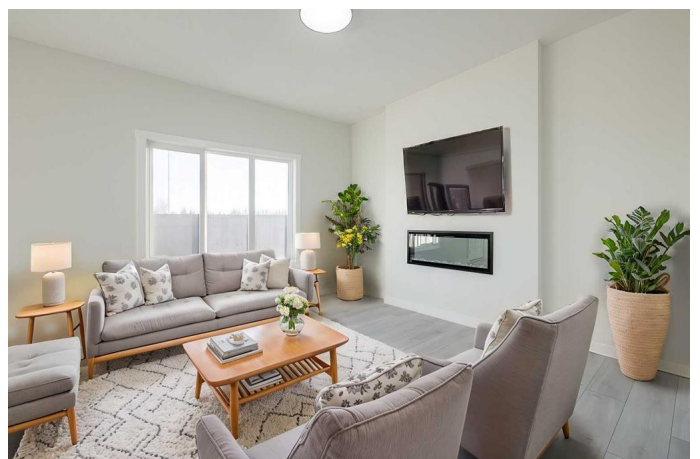
Built in 2025

## Essential Information

MLS® # A2246686

Price \$674,900

Bedrooms 3



|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,862       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 509 Belvedere Boulevard Se |
| Subdivision | Belvedere.                 |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2A 7Y2                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                  |
|-------------------|----------------------------------|
| Interior Features | See Remarks                      |
| Appliances        | None                             |
| Heating           | Forced Air, Natural Gas          |
| Cooling           | None                             |
| Fireplace         | Yes                              |
| # of Fireplaces   | 1                                |
| Fireplaces        | Electric, Living Room            |
| Has Basement      | Yes                              |
| Basement          | Exterior Entry, Full, Unfinished |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | See Remarks     |
| Roof              | Asphalt Shingle |

|              |                 |
|--------------|-----------------|
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 18               |
| Zoning         | R-G              |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 All Stars Realty Ltd. |
|----------------|----------------------------------|

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