

# \$735,000 - 163 Belvedere Crescent, Calgary

MLS® #A2268776

**\$735,000**

4 Bedroom, 3.00 Bathroom, 2,065 sqft  
Residential on 0.09 Acres

Belvedere., Calgary, Alberta

Welcome to your beautiful, brand-new Alliston build featuring 4 bedrooms, 3 full bathrooms, nearly 2,100 sq. ft. of expertly designed living space, and a side entrance to the basement, perfect for future development. This home is ideally located on a pie lot on a quiet crescent, where kids can safely play outside and you can enjoy peaceful mornings with a cup of coffee while watching the sunrise from the views out your East backyard windows. Step inside and be greeted by stylish vinyl plank flooring and airy 9-foot ceilings that flow through the open-concept main floor. The chef-inspired kitchen boasts floor-to-ceiling cabinetry, quartz countertops, a spacious island, and a sleek stainless steel appliance package with a gas stove. A dream for anyone who loves to cook and entertain. The adjoining dining area and living room are bright and welcoming, anchored by a striking electric fireplace that serves as the space's focal point. A main-floor bedroom and a complete bathroom offer flexibility for guests, a home office, or convenient main-floor living. The mudroom off the 19x20 garage (with an additional 4' for stair access) ensures there's ample room for parking two vehicles. Upstairs, the primary suite is your private retreat, featuring a walk-in closet with natural light and a spa-inspired ensuite with a large shower and soaker tub. Two additional spacious bedrooms, another full bathroom, a convenient laundry room, and a front-facing bonus room complete this well-planned upper level. The



unfinished basement, with its separate side entrance, offers loads of potential. It's already equipped with bathroom rough-in and wet bar rough-in with water lines, giving you a head start on future development possibilities.

Located in the vibrant community of Belvedere in Calgary's southeast, this home offers the perfect blend of urban convenience and relaxed suburban living. With nearby parks, schools, shopping, and easy access to major routes, Belvedere is a welcoming, family-friendly neighbourhood where you can truly put down roots. Photos are representative and are of the same model home with similar colour pallet/finishings. RMS has been applied to builder blueprints. Taxes to be assessed.

Built in 2025

### **Essential Information**

MLS® #	A2268776
Price	\$735,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,065
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	163 Belvedere Crescent
Subdivision	Belvedere.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 7Y5

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Stone Counters, Vinyl Windows
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full

## Exterior

Exterior Features	Other, Private Yard
Lot Description	Backs on to Park/Green Space, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	November 7th, 2025
Days on Market	3
Zoning	RG

## Listing Details

Listing Office	LPT Realty
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