

**505 Belvedere Boulevard
Calgary, Alberta**

MLS # A2224206



\$874,900

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|------------------|---|---------------|------------------|
| Division: | Belvedere | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,383 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Corner Lot | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance | | |

Inclusions: \$5, 000 CREDIT TO THE BRICK

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! Introducing the Gabrielle by Akash Homes – a beautifully designed 2,383 sq ft two-storey home that blends spaciousness with functionality. The open-concept main floor is perfect for entertaining, showcasing a stunning kitchen with modern finishes and a walk-through pantry that flows into a well-organized mud room. A convenient side entrance, a versatile main floor bedroom/den, and a 2-piece bathroom add incredible flexibility and comfort. Upstairs, discover a thoughtfully laid-out second floor featuring three bedrooms, including a luxurious master suite complete with a private ensuite bathroom. You'll also enjoy a 4-piece family bathroom and the ease of second-floor laundry. Whether you're hosting, relaxing, or growing your family, the Gabrielle is designed to meet your lifestyle with elegance and practicality. PICTURES ARE ARTIST CONCEPT; ACTUAL HOMES, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE.