\$669,900 - 307 Belvedere Drive Se, Calgary

MLS® #A2216877

\$669,900

4 Bedroom, 3.00 Bathroom, 1,775 sqft Residential on 0.09 Acres

Belvedere., Calgary, Alberta

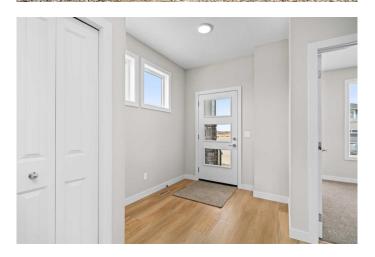
**Price Adjusted â€" Immediate Possession
Available With a recent PRICE CORRECTION
this home offers exceptional value. Enjoy the
convenience of moving in within 30 days and
start living your dream home right away.**
Welcome to this stunning Claremont model
home located in the highly sought-after
community of Belvedere Rise. Ready for
possession now! Situated on a large corner lot
with desirable north-south exposure, this
property is perfect for gardening enthusiasts.
With its double detached garage backing onto
a lane and its proximity to nature, schools, and
shopping, this home is a rare gem that
combines convenience with modern living.

This home offers a prime location, just steps from the Environmental Reserve, where you can enjoy scenic pathways and walkways for exploration and outdoor enjoyment. Future amenities, including a planned elementary school, playfield, and sports field, are within walking distance, making it ideal for families. The home is unmatched in accessibility, located just off Stony Trail with quick access to downtown Calgary, and is close to East Hills Shopping Centre, which features Costco, Walmart, Staples, and more.

The exceptional design and features of this home are equally impressive. Spanning just under 1,800 sq. ft., the spacious layout includes four bedrooms, with a main-floor bedroom perfect for multigenerational living. A







side entrance offers so much potential, with rough-ins for a future basement development including kitchen. The gourmet kitchen is a chef's dream, featuring designer-curated interior color selections, premium finishes, and a Whirlpool stainless steel appliance package. The grand en-suite retreat includes an expanded design with a 48x36 shower with tiled walls, creating a luxurious space to relax and feel pampered. The stylish Prairie elevation adds excellent curb appeal, and the home comes equipped with air conditioning for year-round comfort.

Additional highlights include a rear deck and fireplace, perfect for cozy nights and outdoor gatherings, as well as upgraded interior railings that add a touch of elegance to the home. The large detached garage is both convenient and practical for families. Originally planned as a show home, this property showcases premium design and finishes. However, due to the overwhelming popularity of both the Claremont model and the Belvedere Rise community, this home is now available for purchase as the community nears sellout.

Do not miss the opportunity to own this exceptional home in one of Calgary's most desirable new communities! Contact us today to schedule your private tour. Pictures are from a previous showhome and representative of the final product.

Built in 2025

Essential Information

MLS® # A2216877 Price \$669,900

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,775 Acres 0.09

Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey

Status Active

Community Information

Address 307 Belvedere Drive Se

Subdivision Belvedere.
City Calgary
County Calgary
Province Alberta
Postal Code T2A 7A7

Amenities

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks,

Separate Entrance, Stone Counters, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Refrigerator,

Washer

Heating Forced Air Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features None

Lot Description Back Lane, Back Yard, Corner Lot, See Remarks

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 1st, 2025

Days on Market 110 Zoning R-G

Listing Details

Listing Office KIC Realty

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