



GRASSROOTS
REALTY GROUP

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404, 200 Belvedere Boulevard SE
Calgary, Alberta

MLS # A2260162

\$424,200



Division:	Belvedere		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,170 sq.ft.	Age:	2026 (-1 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	Few Trees, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 212
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Smart Home		

Inclusions: Electric Blinds, All in one Wifi Thermost

Built with longevity in mind, this brand new 2-bedroom, 2.5-bathroom townhome is built to stand the test of time. From the ground up, the Essex is built with a “THICK SLAB POURED WITH SULPHATE-RESISTANT CONCRETE—a rare construction upgrade that minimizes deterioration and extends the life of your home. The exterior uses a BRICK CLADDING SYSTEM WITH RAIN SCREEN BEHIND HARDIE SIDING for unmatched protection against moisture. Even the R12 INSULATED GARAGE DOORS WITH BELT DRIVE, WIFI, AND LIVE-VIEW CAMERA bring modern security and convenience you won’t find in most townhome builds. With ENGINEERED FLOOR JOISTS, durable 30-YEAR ARCHITECTURAL SHINGLES, and top-tier exterior materials like HARDIE BOARD SIDING and ALUMINUM SOFFITS, you can enjoy peace of mind knowing this home is designed to minimize future maintenance—unlike many other townhome developments. Step inside to soaring 10’ MAIN FLOOR CEILINGS AND 9’ UPPER FLOOR CEILINGS, filling your space with natural light through BLACK LAMINATED PVC DOUBLE-GLAZED WINDOWS. The open-concept main floor showcases a STAINED FEATURE WALL, a dedicated PANTRY CLOSET AND STUDY NOOK, plus LUXURY VINYL PLANK FLOORING throughout for durability and warmth. The kitchen includes QUARTZ COUNTERTOPS, FULL-HEIGHT CERAMIC TILE BACKSPLASH, TALL UPPER CABINETS WITH UNDER-CABINET VALANCE LIGHTING, AND A PREMIUM SAMSUNG STAINLESS STEEL APPLIANCE PACKAGE—featuring a FRENCH DOOR FRIDGE WITH BUILT-IN WATER PITCHER and a SELF-CLEANING SMOOTH-TOP RANGE. Upstairs, two bedrooms each enjoy private balcony access, while

bathrooms feature QUARTZ COUNTERS, SPA-INSPIRED FULL-HEIGHT CERAMIC TILE SURROUNDS, AND 24x12" TILE FLOORING. Everyday convenience is built in with LINEN AND WASHER + DRYER CLOSETS, AUTOMATED ZEBRA BLINDS, VINYL DECKING WITH ALUMINUM RAIL + GLASS PANELS, AND FULL LANDSCAPING. Located in Belvedere—one of Calgary's fastest-growing communities—the Essex is surrounded by new schools, parks, and single-family homes providing a sense of community and a strong foundation for your investment. Just 15–20 minutes to downtown, and with groceries, restaurants, and a theatre across the block, you'll enjoy a lifestyle that is both convenient and connected. LIMITED TIME PROMO: *Free Condo Fees For The First Year* *Titled Parking Stall For \$1.00 (value \$5000.00)* *\$3500 Reward For Either: 1. Free upgrades 2. Gift certificate from Calgary Bestbuy Furniture 3. Cash credit at possession