



**GRASSROOTS**  
REALTY GROUP

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**704, 200 Belvedere Boulevard SE**  
**Calgary, Alberta**

**MLS # A2260639**



**\$490,245**

|                  |                                                       |               |                   |
|------------------|-------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Belvedere                                             |               |                   |
| <b>Type:</b>     | Residential/Five Plus                                 |               |                   |
| <b>Style:</b>    | 3 (or more) Storey                                    |               |                   |
| <b>Size:</b>     | 1,411 sq.ft.                                          | <b>Age:</b>   | 2026 (-1 yrs old) |
| <b>Beds:</b>     | 3                                                     | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Tandem                        |               |                   |
| <b>Lot Size:</b> | -                                                     |               |                   |
| <b>Lot Feat:</b> | Few Trees, Low Maintenance Landscape, Street Lighting |               |                   |

|                    |                                                                                                   |                   |        |
|--------------------|---------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                                                                        | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                                                                         | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                   | <b>Condo Fee:</b> | \$ 337 |
| <b>Basement:</b>   | None                                                                                              | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete                                                                                   | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | Poured Concrete                                                                                   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Smart Home |                   |        |

**Inclusions:** Electric blinds, All in one WiFi Thermostat

Built for strength. This Hudson END UNIT is a spacious 3-bedroom, 2.5-bathroom townhome that blends style with everyday function. At 1,411 sq ft, with two balconies and the added benefits of an end unit, this home offers more natural light, extra privacy, and flexible space. With a DOUBLE ATTACHED TANDEM GARAGE, you'll enjoy both secure parking and generous storage room. Durability starts at the foundation. The Hudson is built on a "THICK SLAB USING SULPHATE-RESISTANT CONCRETE—a material choice that few builders invest in, but one that ensures strength for decades. Its exterior combines a BRICK CLADDING SYSTEM WITH RAIN SCREEN BEHIND HARDIE SIDING, a proven assembly that helps protect against Calgary's freeze-thaw cycles and long-term moisture issues. For everyday convenience, the R12 INSULATED GARAGE DOOR WITH BELT DRIVE, WIFI, AND LIVE-VIEW CAMERA adds both efficiency and security. The main floor is where the home comes to life, featuring 10' CEILINGS, BLACK LAMINATED PVC DOUBLE-GLAZED WINDOWS, and a generous BALCONY that extends your living space outdoors. At the center, the OPEN-STYLE KITCHEN WITH PANTRY CLOSET is finished with QUARTZ COUNTERTOPS, FULL-HEIGHT CERAMIC TILE BACKSPLASH, TALL UPPER CABINETS WITH UNDER-CABINET VALANCE LIGHTING, AND A PREMIUM SAMSUNG STAINLESS STEEL APPLIANCE PACKAGE—including a FRENCH DOOR FRIDGE WITH BUILT-IN WATER PITCHER and a SELF-CLEANING SMOOTH-TOP RANGE. Upstairs, three generous bedrooms provide flexibility for families or guests. The primary suite opens onto a PRIVATE BALCONY, while bathrooms are finished with QUARTZ COUNTERS, FULL-HEIGHT CERAMIC TILE

SURROUNDS, AND 24x12" TILE FLOORING. Everyday details—like LINEN AND WASHER + DRYER CLOSETS, AUTOMATED ZEBRA BLINDS, VINYL DECKING WITH ALUMINUM RAIL + GLASS PANELS, AND FULL LANDSCAPING—make daily life easier. Located in Belvedere—one of Calgary's fastest-growing communities—the Hudson places you steps from groceries, restaurants, and entertainment, with schools and parks nearby. Downtown is just 15–20 minutes away, making it easy to stay connected while enjoying the value of a community on the rise. With two balconies, a tandem garage, and construction designed for long-term durability, the Hudson is an end unit that truly delivers on both lifestyle and investment. LIMITED TIME PROMO :  
\*Free Condo Fees For The First Year\* \*\$4500 Reward For Either: 1. Free upgrades 2. Gift certificate from Calgary Bestbuy Furniture and 3. Cash credit at possession.