



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

401, 200 Belvedere Boulevard SE
Calgary, Alberta

MLS # A2272136



\$285,495

Division:	Belvedere		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	690 sq.ft.	Age:	2026 (-1 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 127
Basement:	None	LLD:	-
Exterior:	Concrete, Other, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Pantry, Quartz Counters, Storage		

Inclusions:	N/A
--------------------	-----

Modern Luxury Studio Townhouse in Belvedere – Possession June 2026 Welcome to this beautifully designed main-floor luxury townhouse located in the vibrant new community of Belvedere, SE Calgary. Offering 689.52 sq. ft. of thoughtfully planned, open-concept living, this 2-bedroom, 1-bathroom home perfectly blends modern elegance, comfort, and functionality—ideal for first-time buyers, downsizers, or savvy investors seeking a low-maintenance lifestyle. Step inside and be greeted by 9 ft. ceilings that create an airy, spacious feel throughout. The home showcases luxury vinyl plank flooring and a bright, open layout designed for effortless living. The chef-inspired U-shaped kitchen is a true centerpiece, featuring: Full-height cabinetry offering ample storage. Quartz countertops with a sleek modern finish. Premium stainless steel appliances. Pantry for additional kitchen storage and organization. Both bedrooms feature large windows and generous closets, while the 3-piece bathroom includes floor tiles and a full-height ceramic tub surround. Additional conveniences include a linen closet, in-suite washer/dryer, and dedicated storage space. Unbeatable Location & Lifestyle, Situated in one of Calgary’s fastest-growing communities, you’ll enjoy unmatched access to everyday essentials and recreation: Steps to Costco, Walmart, Cineplex, restaurants, and major banks. 3 minutes to Stoney Trail, 4 minutes to Highway 1, and 15 minutes to Downtown Calgary 7 minutes to Gurdwara Sahib & 1-minute walk to a future school site and nearby park This is a rare opportunity to own a modern, low-maintenance home in a sought-after SE Calgary location. Whether you’re buying your first home, investing, or simplifying your lifestyle—this property checks all the boxes. Note: Photos are from the show home to demonstrate quality of

construction and finishes; actual unit may vary. Don't miss your chance to call Belvedere home—book your private tour today. NOTE: "If this property will serve as your primary residence, you will be eligible for a 1.8% GST rebate on the purchase price."