



GRASSROOTS
REALTY GROUP

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**1002, 200 Belvedere Boulevard SE
Calgary, Alberta**

MLS # A2272334



\$514,290

Division:	Belvedere		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,728 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 390
Basement:	None	LLD:	-
Exterior:	Concrete, Other, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Discover modern living at its finest 3 Bedroom, 2.5 Bathroom Tribeca townhome, complete with a versatile flex room and a rare double-car garage. Thoughtfully designed for comfort, functionality, and elevated style, this home offers generous living spaces and refined finishes throughout. Step inside to a bright first-floor flex room—perfect for a home office, gym, or hobby space. The main level boasts 10' ceilings, an inviting open-concept kitchen, and a stylish stained feature wall that adds warmth and sophistication. The chef-inspired kitchen is equipped with Samsung stainless steel appliances, including a French-door fridge with built-in water, sleek quartz countertops, full-height ceramic tile backsplashes, and tall upper cabinets with under-cabinet valance lighting. A large island anchors the space, ideal for gatherings and everyday living. Enjoy seamless indoor—outdoor living with two private balconies—one off the main floor living area and another in the secondary bedroom. The upper level features 9' ceilings, three well-appointed bedrooms, and spa-inspired bathrooms complete with full-height ceramic tile shower/tub surrounds. Automated zebra blinds throughout add modern convenience, while luxury vinyl plank flooring enhances durability and style. Additional highlights include: Main floor den for added flexibility Vinyl decking with aluminum rail and glass panels Double attached garage providing secure parking and storage Fully landscaped surroundings for a polished exterior presence Unbeatable Location: Just steps from Costco, Walmart, Cineplex, major banks, restaurants, and all the everyday essentials. Enjoy quick access to major routes—3 minutes to Stoney Trail, 4 minutes to Highway 1, and only 15 minutes to Downtown Calgary. You're also just 7 minutes from Gurdwara Sahib and a 1-minute walk to a nearby park and

future school site. This home truly offers modern living in a vibrant new community with unmatched convenience and style. Whether you're a first-time buyer, investor, or searching for your next family home, this is an opportunity you don't want to miss! Book your private showing today and experience everything this home has to offer.