



GRASSROOTS
REALTY GROUP

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**200 Belvedere Boulevard SE
Calgary, Alberta**

MLS # A2273906



\$524,895

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:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 395
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M2
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Smart Home		

Inclusions: None

THE TRIBECCA (End unit) – Modern Living, Thoughtfully Designed. This spacious 3 bedroom, 2.5 bathroom townhome offers 1,728 sq ft of elevated living, featuring a double attached garage, two balconies, and multiple flex spaces including a first-floor flex room and main-floor den—perfect for a home office or additional living area. The main floor impresses with 10’ ceilings, an open-concept kitchen with island, quartz countertops, full-height ceramic tile backsplashes, tall upper cabinets with under-cabinet lighting, and premium Samsung stainless steel appliances, highlighted by a French-door fridge with built-in water pitcher. A stained feature wall enhances the modern aesthetic, while luxury vinyl plank flooring adds both durability and style. Upstairs, all bedrooms are generously sized, including a private balcony off the secondary bedroom. Bathrooms offer a spa-like finish with quartz counters, full-height ceramic tile surrounds, and contemporary fixtures. Additional conveniences include automated zebra blinds, vinyl decking with aluminum railing + glass panels, and full landscaping already completed. Located in **Belvedere—one of Calgary’s fastest-growing communities—**this home provides quick access to shopping, restaurants, entertainment, parks, and commuter routes. Downtown is only 15–20 minutes away. A rare combination of space, design, and long-term value—The Tribecca delivers modern living at its best. We do have other models as well: • Soho – Main Floor Studio | 1 Bed, 1 Bath | 580 SF - Starting at \$238,100 + GST – Net New Housing Rebate • Astor Executive – Main Floor Studio | 1 Bed, 1 Bath | 690 SF - Starting at \$255,000 + GST – Net New Housing Rebate • Essex – Two-Storey Townhome | 2 Bed, 2.5 Baths | 1,170 SF - Starting

at \$369,200 + GST – Net New Housing Rebate • Chelsea – Two-Storey Townhome | 3 Bed, 2.5 Baths | 1,417 SF - Starting at \$413,100 + GST – Net New Housing Rebate • Lenox – Three-Storey Townhome | 2 Bed, 2.5 Baths | 1,359 SF - Starting at \$424,800 + GST – Net New Housing Rebate • Hudson – Three-Storey Townhome | 3 Bed, 2.5 Baths | 1,411 SF - Starting at \$444,700 + GST – Net New Housing Rebate • Tribeca (Middle Units) – Three-Storey Townhome | 3 Bed, 2.5 Baths | 1,728 SF - Starting at \$489,800 + GST – Net New Housing Rebate LIMITED TIME OFFERS
Reward 1 — No Condo Fees ! We pay your condo fees for the first 12 months. Reward 2 — \$1 Parking Stall ! Add a parking stall to your stacked unit for just \$1.00! (Value: \$5,000) - Limit 1 parking stall.