



GRASSROOTS
REALTY GROUP

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604, 200 Belvedere Boulevard SE
Calgary, Alberta

MLS # A2286188



\$444,950

Division:	Belvedere		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,411 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:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 337
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

MODERN & SPACIOUS 3-BEDROOM TOWNHOUSE | BELVEDERE | 1,411 SQFT | DOUBLE TANDEM GARAGE | PRIME LOCATION | POSSESSION MARCH 2026 Welcome to this STUNNING and THOUGHTFULLY DESIGNED 3-BEDROOM, 2.5-BATHROOM TOWNHOUSE in the HIGHLY SOUGHT-AFTER community of BELVEDERE. Featuring 1,411 SQFT OF FUNCTIONAL LIVING SPACE and SOARING 10-FOOT CEILINGS on the MAIN FLOOR, this home blends MODERN LUXURY with EVERYDAY COMFORT. The OPEN-CONCEPT MAIN FLOOR showcases LUXURY VINYL PLANK FLOORING throughout. The UPGRADED KITCHEN is a CHEF'S DREAM with THICK QUARTZ COUNTERTOPS, TALL CABINETRY, STAINLESS STEEL APPLIANCES, BUILT-IN MICROWAVE, and PANTRY CLOSET. The DINING AREA is perfect for FAMILY MEALS and ENTERTAINING. The SPACIOUS LIVING ROOM opens to a PRIVATE BALCONY with GLASS PANELS and ALUMINUM RAILINGS. A convenient 2-PIECE POWDER ROOM completes the MAIN LEVEL. Upstairs features a GENEROUS PRIMARY BEDROOM with SPA-INSPIRED ENSUITE, LARGE CLOSET, and SECOND PRIVATE BALCONY (RARE FEATURE). Two ADDITIONAL BEDROOMS, a MODERN FULL BATHROOM, and UPPER-LEVEL LAUNDRY provide FUNCTIONAL FAMILY LIVING. The LOWER LEVEL offers a TANDEM DOUBLE CAR GARAGE with EXTRA STORAGE SPACE. FULLY LANDSCAPED. UNBEATABLE LOCATION: Steps to COSTCO, WALMART, CINEPLEX, MAJOR BANKS, RESTAURANTS, and EVERYDAY ESSENTIALS. • 3 MINUTES TO STONEY TRAIL • 4 MINUTES TO HIGHWAY 1 • 15 MINUTES TO DOWNTOWN CALGARY • 1-MINUTE WALK TO PARK & FUTURE SCHOOL SITE PERFECT

FOR FIRST-TIME BUYERS, INVESTORS, OR FAMILIES. BOOK YOUR PRIVATE SHOWING TODAY!