



**602, 200 Belvedere Boulevard SE
Calgary, Alberta**

MLS # A2286400



\$424,950

Division:	Belvedere		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,359 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	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:	\$ 329
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		

Inclusions: N/A

Designed for flexibility and modern living, the Lenox offers a smart and functional layout with comfort built into every level. This 2-bedroom, 3-bathroom townhome features 1,359 sq ft of well-planned space, two private balconies, and a rare layout with TWO PRIMARY BEDROOMS, each complete with its own ensuite. Whether you're sharing the home, hosting guests, or creating a private work-from-home setup, this design makes everyday living easy. This unit is positioned to look onto the future green space within the complex, creating a more open feel and adding long-term value through improved privacy and views. The DOUBLE ATTACHED TANDEM GARAGE provides secure parking while still leaving room for storage, seasonal gear, or a home gym setup. Behind the walls, the Lenox is built with long-term performance in mind. The home sits on a "THICK SLAB USING SULPHATE-RESISTANT CONCRETE, helping protect the structure from soil and moisture conditions common in Calgary. The exterior uses a BRICK CLADDING SYSTEM WITH RAIN SCREEN BEHIND HARDIE BOARD SIDING, designed to better manage moisture and temperature swings through every season. Daily convenience is built in with the R12 INSULATED GARAGE DOOR WITH BELT DRIVE, WIFI, AND LIVE-VIEW CAMERA, giving you both efficiency and added security. The main living level is open, bright, and designed for gathering. "CEILINGS and BLACK LAMINATED PVC DOUBLE-GLAZED WINDOWS help maximize light, while the main BALCONY extends your living space outdoors. The OPEN-STYLE KITCHEN WITH PANTRY CLOSET is finished with QUARTZ COUNTERTOPS, FULL-HEIGHT CERAMIC TILE BACKSPLASH, and TALL UPPER CABINETS WITH UNDER-CABINET VALANCE LIGHTING. The PREMIUM

SAMSUNG STAINLESS STEEL APPLIANCE PACKAGE includes a FRENCH DOOR FRIDGE WITH BUILT-IN WATER PITCHER and a SELF-CLEANING SMOOTH-TOP RANGE. Upstairs, both primary bedrooms are designed as private retreats, each offering its own PRIVATE ENSUITE finished with QUARTZ COUNTERS, FULL-HEIGHT CERAMIC TILE SURROUNDS, and 24x12" TILE FLOORING. Practical features like LINEN AND WASHER + DRYER CLOSETS, AUTOMATED ZEBRA BLINDS, VINYL DECKING WITH ALUMINUM RAIL + GLASS PANELS, and FULL LANDSCAPING help simplify daily living from day one. Set in Belvedere — one of Calgary's fastest-growing east communities — you're close to groceries, dining, and daily essentials, with parks and schools nearby. Downtown Calgary is approximately 15–20 minutes away, making commuting or nights out simple and convenient. Limited Time Promotion: Right now, buyers can receive one full year of FREE CONDO FEES. This promotion is available for a limited time and is scheduled to end March 31st. With its dual primary bedroom layout, green space positioning, and durable construction, the Lenox is designed to adapt to how people actually live today. Note: If this property will be your primary residence, you may be eligible for a 1.8% GST rebate on the purchase price.