



**1001, 200 Belvedere Boulevard SE  
Calgary, Alberta**

**MLS # A2301946**



**\$524,895**

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

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

**Inclusions:** None

THE TRIBECCA ( End unit ) &ndash; 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&mdash;perfect for a home office or additional living area. The main floor impresses with 10&rsquo; 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&mdash;one of Calgary&rsquo;s fastest-growing communities&mdash;**this home provides quick access to shopping, restaurants, entertainment, parks, and commuter routes. Downtown is only 15&ndash;20 minutes away. A rare combination of space, design, and long-term value&mdash;The Tribecca delivers modern living at its best. We do have other models as well: &bull; Soho &ndash; Main Floor Studio | 1 Bed, 1 Bath | 580 SF - Starting at \$238,100 + GST &ndash; Net New Housing Rebate &bull; Astor Executive &ndash; Main Floor Studio | 1 Bed, 1 Bath | 690 SF - Starting at \$255,000 + GST &ndash; Net New Housing Rebate &bull; Essex &ndash; Two-Storey Townhome | 2 Bed, 2.5 Baths | 1,170 SF - Starting

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