



**GRASSROOTS**  
REALTY GROUP

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603, 200 Belvedere Boulevard SE  
Calgary, Alberta

MLS # A2302811



**\$427,642**

<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,359 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	2	<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, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 329
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Other, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

NO-CONDO FEE for 1 year. WELCOME TO THIS stunning townhouse in Belvedere SE offering 1,359 SQFT, 2 BEDROOMS, 2.5 BATHROOMS, and a DOUBLE CAR GARAGE, with possession set for MARCH 2026. This home blends MODERN LUXURY, smart design, and every day comfort in one of southeast Calgary's most exciting new communities. Step inside to an OPEN-CONCEPT MAIN FLOOR featuring soaring 10-FOOT CEILINGS and durable LUXURY VINYL PLANK FLOORING throughout. The UPGRADED KITCHEN is designed for both style and function, complete with thick QUARTZ COUNTERTOPS, tall cabinetry with UNDER-CABINET VALANCE LIGHTING, STAINLESS STEEL APPLIANCES, a built-in microwave, and a convenient PANTRY CLOSET. A dedicated DINING AREA is perfect for family meals or entertaining, while a stylish FEATURE WALL adds character to the space. The spacious LIVING ROOM flows seamlessly onto a private BALCONY finished with glass panels and aluminum railings &mdash; perfect for morning coffee or evening relaxation. A strategically placed 2-PIECE POWDER ROOM adds extra convenience on this level. Upstairs, you will find TWO PRIMARY (MASTER-STYLE) BEDROOMS, each with its own PRIVATE ENSUITE, offering ideal privacy and flexibility for families, guests, or roommates. This well-designed layout ensures both bedrooms feel like personal retreats with ample space and comfort. A strategically placed STACKED LAUNDRY area and LINEN CLOSET maximize functionality. One of the primary bedrooms also features access to a second private BALCONY, creating a cozy outdoor escape. UNBEATABLE LOCATION &mdash; just steps from Costco, Walmart, Cineplex, major banks, restaurants, and everyday essentials. Enjoy quick access to major routes including Stoney Trail (3

minutes), Highway 1 (4 minutes), and only 15 minutes to Downtown Calgary. Plus, you're only a 1-minute walk to a nearby PARK and future SCHOOL SITE. This home offers MODERN LIVING, exceptional convenience, and outstanding value. Whether you're a FIRST-TIME BUYER, INVESTOR, or looking for your next FAMILY HOME, this is an opportunity you don't want to miss. Book your private showing today!