



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

200 Belvedere Boulevard SE
Calgary, Alberta

MLS # A2303234



\$285,495

Division:	Belvedere		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	690 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 127
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	M2
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Smart Home		

Inclusions: None

THE ASTOR ‐ Smart Space, Exceptional Value. This well-designed main floor 2-bedroom, 1-bath unit offers 690 sq ft of efficient living‐ideal for first-time buyers, small households, or investors. Featuring 10' ceilings and a designer feature wall, the open-concept layout flows into a modern kitchen with dual-tone cabinetry, sleek finishes, and a full appliance package. The functional floor plan includes a well-sized primary bedroom and a flexible second bedroom‐perfect for a home office or guest space‐plus in-suite laundry (washer & dryer included) and smart storage throughout. Enjoy main floor access, lower-level parking, and low condo fees of \$127.24/month. Priced at \$285,495 (GST included) with July 2026 possession. Located in Belvedere with quick access to shopping, dining, parks, and major routes. A strong opportunity offering flexibility, affordability, and long-term value. 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.