



GRASSROOTS
REALTY GROUP

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406, 200 Belvedere Boulevard SE
Calgary, Alberta

MLS # A2320069



\$399,800

Division:	Belvedere		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,417 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 260
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Quartz Counters		

Inclusions:	N/A
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WELCOME TO THIS STUNNING TOWNHOME IN BELVEDERE SE — NOW OFFERING 1 YEAR OF NO CONDO FEES! Offering exceptional value with 1,417 sq. ft., 3 bedrooms, and 2.5 bathrooms, this modern home is scheduled for June 2026 possession and is located in one of Southeast Calgary's fastest-growing communities. Designed for contemporary living, the open-concept main floor features soaring 10-foot ceilings, luxury vinyl plank flooring, and abundant natural light. The upgraded kitchen showcases quartz countertops, extended cabinetry with under-cabinet lighting, stainless steel appliances, a built-in microwave, and a spacious pantry. The adjoining dining area and designer feature wall add style and functionality, while the bright living room opens onto a private glass-panel balcony. A convenient 2-piece powder room completes the main level. Upstairs, the thoughtfully designed layout includes three spacious bedrooms, a full bathroom, stacked laundry, and linen storage. The home includes automated blinds for added convenience and comfort. The primary suite offers a private retreat with a 4-piece ensuite and access to a second balcony. Location is a major highlight. Enjoy being steps from Costco, Walmart, Cineplex, restaurants, banks, and everyday amenities. With quick access to Stoney Trail (3 minutes), Highway 1 (4 minutes), and Downtown Calgary just 15 minutes away, commuting is effortless. A nearby park and future school site further enhance the area's long-term appeal. Ideal for first-time buyers, investors, this is a rare opportunity to own a stylish, low-maintenance home in a thriving community. Book your private showing today. Listing price excludes GST, will be charged only when applicable. An upfront GST rebate application can be made if eligible.

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