



GRASSROOTS
REALTY GROUP

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403, 200 Belvedere Boulevard SE
Calgary, Alberta

MLS # A2320076

\$359,800



Division:	Belvedere		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,170 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	Other, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 212
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions:	N/A
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BUILT TO LAST, DESIGNED TO IMPRESS. Introducing the Essex—a brand-new 2-bedroom, 2.5-bathroom townhome in Belvedere, thoughtfully constructed with premium materials and long-term durability in mind. This home features a 4" sulphate-resistant concrete slab foundation, engineered floor joists, Hardie Board siding with a rainscreen system, and durable 30-year architectural shingles—providing exceptional protection, reduced maintenance, and lasting value. Inside, you'll find a bright, open-concept layout highlighted by 10' main-floor ceilings, 9' upper-floor ceilings, luxury vinyl plank flooring, and large black-framed double-glazed windows. The stylish kitchen is equipped with quartz countertops, full-height tile backsplash, extended cabinetry with under-cabinet lighting, a pantry closet, and a premium Samsung stainless steel appliance package, including a French-door refrigerator and self-cleaning range. The main floor also offers a dedicated study nook and designer feature wall, creating a functional and inviting living space. Upstairs, both spacious bedrooms enjoy private balcony access, while the bathrooms feature quartz counters, full-height tile surrounds, and modern finishes throughout. Added conveniences include automated zebra blinds, upper-floor laundry, linen storage, vinyl decking with glass-panel railings, full landscaping, and an insulated garage door with Wi-Fi connectivity and live-view camera capability. Located in Belvedere, one of Calgary's fastest-growing communities, you'll enjoy easy access to parks, schools, shopping, restaurants, entertainment, and major roadways—while remaining just 15–20 minutes from downtown Calgary.

LIMITED-TIME BUYER INCENTIVES: • FREE condo fees for the first year • Titled parking stall for just \$1 (a \$5,000 value) An

exceptional opportunity to own a quality-built home in a thriving community. Contact us today for more information. 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.