

**401, 200 Belvedere Boulevard SE  
Calgary, Alberta**

**MLS # A2285178**



# \$285,495

<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	689 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 127
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Other, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Pantry, Quartz Counters, Storage		

**Inclusions:** N/A

Modern Luxury Studio Townhouse in Belvedere – Possession June 2026 Welcome to this beautifully designed main-floor luxury townhouse located in the vibrant new community of Belvedere, SE Calgary. Offering 689.52 sq. ft. of thoughtfully planned, open-concept living, this 2-bedroom, 1-bathroom home perfectly blends modern elegance, comfort, and functionality—ideal for first-time buyers, downsizers, or savvy investors seeking a low-maintenance lifestyle. Step inside and be greeted by 9 ft. ceilings that create an airy, spacious feel throughout. The home showcases luxury vinyl plank flooring and a bright, open layout designed for effortless living. The chef-inspired U-shaped kitchen is a true centerpiece, featuring: Full-height cabinetry offering ample storage. Quartz countertops with a sleek modern finish. Premium stainless steel appliances. Pantry for additional kitchen storage and organization. Both bedrooms feature large windows and generous closets, while the 3-piece bathroom includes floor tiles and a full-height ceramic tub surround. Additional conveniences include a linen closet, in-suite washer/dryer, and dedicated storage space. Unbeatable Location & Lifestyle, Situated in one of Calgary’s fastest-growing communities, you’ll enjoy unmatched access to everyday essentials and recreation: Steps to Costco, Walmart, Cineplex, restaurants, and major banks. 3 minutes to Stoney Trail, 4 minutes to Highway 1, and 15 minutes to Downtown Calgary 7 minutes to Gurdwara Sahib & 1-minute walk to a future school site and nearby park This is a rare opportunity to own a modern, low-maintenance home in a sought-after SE Calgary location. Whether you’re buying your first home, investing, or simplifying your lifestyle—this property checks all the boxes. Note: Photos are from the show home to demonstrate quality of

construction and finishes; actual unit may vary. Don't miss your chance to make Belvedere home—book your private tour today. NOTE: "If this property will serve as your primary residence, you will be eligible for a 1.8% GST rebate on the purchase price."