

**404, 200 Belvedere Boulevard SE  
Calgary, Alberta**

**MLS # A2290904**



**\$387,660**

<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,170 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Few Trees, Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 212
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Smart Home		

**Inclusions:** N/A

**CURRENT PROMO: \*FREE condo fees for 1 year\* \*Purchase a titled parking stall \$1.00 (usually valued at \$5000)\*** Built with longevity in mind, this brand new 2-bedroom, 2.5-bathroom townhome is built to stand the test of time. From the ground up, the Essex is built with a **4" THICK SLAB POURED WITH SULPHATE-RESISTANT CONCRETE**—a rare construction upgrade that minimizes deterioration and extends the life of your home. The exterior uses a **BRICK CLADDING SYSTEM WITH RAIN SCREEN BEHIND HARDIE SIDING** for unmatched protection against moisture. With **ENGINEERED FLOOR JOISTS**, durable 30-YEAR ARCHITECTURAL SHINGLES, and top-tier exterior materials like **HARDIE BOARD SIDING** and **ALUMINUM SOFFITS**, you can enjoy peace of mind knowing this home is designed to minimize future maintenance—unlike many other townhome developments. Step inside to soaring **10' MAIN FLOOR CEILINGS AND 9' UPPER FLOOR CEILINGS**, filling your space with natural light through **BLACK LAMINATED PVC DOUBLE-GLAZED WINDOWS**. The open-concept main floor showcases a **STAINED FEATURE WALL**, a dedicated **PANTRY CLOSET AND STUDY NOOK**, plus **LUXURY VINYL PLANK FLOORING** throughout for durability and warmth. The kitchen includes **QUARTZ COUNTERTOPS**, **FULL-HEIGHT CERAMIC TILE BACKSPLASH**, **TALL UPPER CABINETS WITH UNDER-CABINET VALANCE LIGHTING**, AND A **PREMIUM SAMSUNG STAINLESS STEEL APPLIANCE PACKAGE**—featuring a **FRENCH DOOR FRIDGE WITH BUILT-IN WATER PITCHER** and a **SELF-CLEANING SMOOTH-TOP RANGE**. Upstairs, two bedrooms each enjoy private balcony access, while bathrooms feature **QUARTZ COUNTERS**, **SPA-INSPIRED FULL-HEIGHT CERAMIC**

TILE SURROUNDS, AND 24x12" TILE FLOORING. Everyday convenience is built in with LINEN AND WASHER + DRYER CLOSETS, AUTOMATED ZEBRA BLINDS, VINYL DECKING WITH ALUMINUM RAIL + GLASS PANELS, AND FULL LANDSCAPING. Located in Belvedere—one of Calgary's fastest-growing communities—the Essex is surrounded by new schools, parks, and single-family homes providing a sense of community and a strong foundation for your investment. Just 15–20 minutes to downtown, and with groceries, restaurants, and a theatre across the block, you'll enjoy a lifestyle that is both convenient and connected.