

**402, 200 Belvedere Boulevard SE
Calgary, Alberta**

MLS # A2303032



\$433,775

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

WELCOME TO THIS STUNNING TOWNHOUSE IN BELVEDERE SE — NOW OFFERING NO CONDO FEES FOR 1 YEAR. Delivering exceptional value with 1417 SQFT, 3 BEDROOMS, and 2.5 BATHROOMS, this modern residence is scheduled for JUNE 2026 POSSESSION and is strategically positioned in one of Southeast Calgary’s fastest-growing communities. This home is purpose-built for today’s buyer, combining modern luxury, functional design, and everyday livability. The open-concept main floor features impressive 10-FOOT CEILINGS and durable luxury vinyl plank flooring, creating a bright and upscale environment. The upgraded kitchen is a standout — complete with thick quartz countertops, extended cabinetry with under-cabinet valance lighting, stainless steel appliances, built-in microwave, and a full pantry closet — delivering both aesthetic appeal and operational efficiency. A dedicated dining area and designer feature wall elevate the space, while the spacious living room seamlessly connects to a private glass-panel balcony, ideal for outdoor relaxation. A well-positioned 2-piece powder room enhances main floor convenience. Upstairs, the layout is optimized for functionality with 3 well-proportioned bedrooms. The primary suite includes a 4-piece ensuite and access to a second private balcony, offering a premium retreat experience. Two additional bedrooms are supported by a full bathroom, while the stacked laundry and linen storage maximize efficiency. LOCATION IS A KEY VALUE DRIVER — just steps from major retail and lifestyle amenities including Costco, Walmart, and Cineplex Cinemas, along with banks, restaurants, and daily essentials. Enjoy rapid connectivity with Stoney Trail (3 mins) and Highway 1 (4 mins), and only 15 minutes to Downtown Calgary. A nearby park and future

school site just 1 minute away further enhance long-term livability and investment appeal. Whether you're a first-time buyer, investor, or end-user, this property represents a high-performing real estate opportunity with strong upside potential. Book your private showing today — this is a deal that commands attention.