

**807, 200 Belvedere Boulevard SE  
Calgary, Alberta**

**MLS # A2303234**



**\$285,495**

<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	690 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<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>	\$ 127
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Frame	<b>Zoning:</b>	M2
<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:** None

THE ASTOR &dash; Smart Space, Exceptional Value. This well-designed main floor 2-bedroom, 1-bath unit offers 690 sq ft of efficient living&dash;ideal for first-time buyers, small households, or investors. Featuring 10&rsquo; ceilings and a designer feature wall, the open-concept layout flows into a modern kitchen with dual-tone cabinetry, sleek finishes, and a full appliance package. The functional floor plan includes a well-sized primary bedroom and a flexible second bedroom&dash;perfect for a home office or guest space&dash;plus in-suite laundry (washer & dryer included) and smart storage throughout. Enjoy main floor access, lower-level parking, and low condo fees of \$127.24/month. Priced at \$285,495 (GST included) with July 2026 possession. Located in Belvedere with quick access to shopping, dining, parks, and major routes. A strong opportunity offering flexibility, affordability, and long-term value. We do have other models as well: \* Soho &dash; Main Floor Studio | 1 Bed, 1 Bath | 580 SF - Starting at \$238,100 + GST &dash; Net New Housing Rebate \* Astor Executive &dash; Main Floor Studio | 1 Bed, 1 Bath | 690 SF - Starting at \$255,000 + GST &dash; Net New Housing Rebate \* Essex &dash; Two-Storey Townhome | 2 Bed, 2.5 Baths | 1,170 SF - Starting at \$369,200 + GST &dash; Net New Housing Rebate \* Chelsea &dash; Two-Storey Townhome | 3 Bed, 2.5 Baths | 1,417 SF - Starting at \$413,100 + GST &dash; Net New Housing Rebate \* Lenox &dash; Three-Storey Townhome | 2 Bed, 2.5 Baths | 1,359 SF - Starting at \$424,800 + GST &dash; Net New Housing Rebate \* Hudson &dash; Three-Storey Townhome | 3 Bed, 2.5 Baths | 1,411 SF - Starting at \$444,700 + GST &dash; Net New Housing Rebate \* Tribeca (Middle Units) &dash; Three-Storey Townhome | 3 Bed, 2.5 Baths | 1,728 SF - Starting at \$489,800 +

GST &ndash; Net New Housing Rebate LIMITED TIME OFFERS Reward 1 &mdash; No Condo Fees ! We pay your condo fees for the first 12 months. Reward 2 &mdash; \$1 Parking Stall ! Add a parking stall to your stacked unit for just \$1.00! (Value: \$5,000) - Limit 1 parking stall.