

701, 200 Belvedere Boulevard SE
Calgary, Alberta

MLS # A2347430



\$459,000

Division:	Belvedere		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,411 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Double Garage Attached, Heated Garage		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 337
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Other, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Pantry, Quartz Counters		

Inclusions: NA

****LIMITED-TIME PROMOTION — NO CONDO FEES FOR THE FIRST YEAR! Plus, Automatic blinds included! SHOWHOME LEASE-BACK OPPORTUNITY!** Seller will lease back the showhome for up to 6 months at \$2,600/month, providing the buyer with potential immediate rental income. Welcome to this beautiful 3-bedroom, 2.5-bathroom townhouse in Belvedere offering 1,411 sqft of modern living space with a double tandem garage and 2 balconies. The main floor features 10-ft ceilings, luxury vinyl plank flooring, and an open-concept layout. The upgraded kitchen includes quartz countertops, tall cabinetry, stainless steel appliances, built-in microwave, an. The bright living room opens to a private balcony, perfect for relaxing or entertaining. Upstairs, the spacious primary bedroom features a large closet, spa-inspired ensuite, and private balcony. Two additional bedrooms, a full bathroom, and convenient laundry complete the upper floor. The lower level offers a double tandem garage with extra storage, and the home is fully landscaped. ***Prime Belvedere location:*** Close to Costco, Walmart, Cineplex, restaurants, banks, parks, and the future school site. Easy access to Stoney Trail and Highway 1, with Downtown Calgary approximately 15 minutes away. A great opportunity for ***first-time buyers, families, or investors.** ****Book your showing today!***