

\$280,035 - 409, 200 Belvedere Boulevard Se, Calgary

MLS® #A2266102

\$280,035

1 Bedroom, 1.00 Bathroom, 580 sqft
Residential on 0.00 Acres

Belvedere., Calgary, Alberta

LIMITED TIME PROMO

NO CONDO FEES for the First Year – enjoy maintenance-free living and extra savings.

Get a Parking Stall for Only \$1 (Value \$7,500).

Choose One Bonus Option:

– Free Upgrades valued at \$2,000, or
– \$2,000 Cash Credit at possession, or
– \$2,000 Gift Certificate for Calgary Best Buy Furniture.

Modern Luxury Studio Townhouse in
Belvedere – Possession June 2026!

Welcome to this beautifully designed main floor luxury townhouse in the vibrant new community of Belvedere, SE Calgary. Offering 580 sq.ft. of stylish, open-concept living, this 1 bedroom, 1 bathroom studio townhouse is the perfect blend of comfort, functionality, and modern elegance – ideal for first-time buyers, investors, or anyone looking to embrace low-maintenance urban living.

Step inside and be greeted by soaring 9 ft ceilings that enhance the sense of space and openness throughout. The open layout is bathed in natural light thanks to oversized windows, creating a bright and welcoming atmosphere all day long.

Enjoy the durability and sophistication of luxury



vinyl plank flooring that flows seamlessly throughout the home. The chef-inspired kitchen is a true showstopper, featuring:

Full-height cabinetry for maximum storage

Sleek quartz countertops

Premium stainless steel appliances

A large kitchen island, perfect for entertaining or casual dining

Convenient pantry and in-suite washer/dryer closet

The spacious bedroom boasts an extra-large closet and offers a cozy retreat at the end of your day. The modern full bathroom includes a tub, tiled flooring, and quality finishes that complement the overall design. The open living room offers a warm and inviting space, ideal for relaxing or hosting guests.

Unbeatable Location & Lifestyle:

Just steps away from everyday essentials and lifestyle amenities including Costco, Walmart, Cineplex, major banks, restaurants, and more. Enjoy exceptional connectivity with:

3 minutes to Stoney Trail

4 minutes to Highway 1

15 minutes to Downtown Calgary

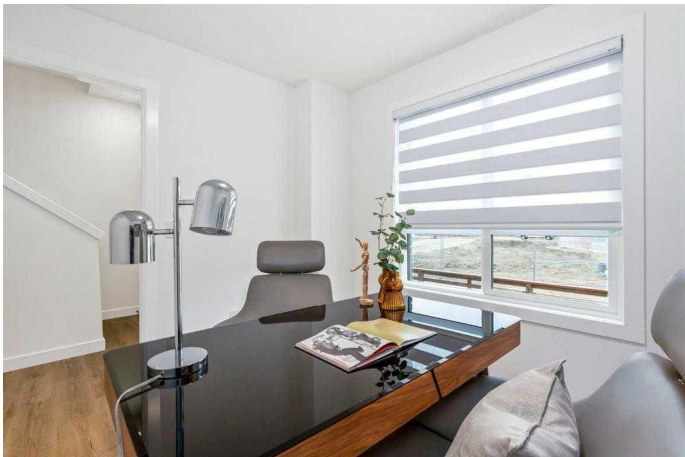
7 minutes to Gurdwara Sahib

1-minute walk to a future school site and nearby park

This is a rare opportunity to own a modern, low-maintenance home in one of Calgary's fastest-growing communities. Whether you're

looking to invest, downsize, or buy your first home—this property checks all the boxes.

?? Possession set for June 2026
?? Don't miss your chance to call Belvedere home! Book your private tour today!
NOTE: **Photos are from the show home to demonstrate quality of construction & finishes & may not be an exact representation of this home**



Built in 2026

Essential Information

MLS® #	A2266102
Price	\$280,035
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	580
Acres	0.00
Year Built	2026
Type	Residential
Sub-Type	Row/Townhouse
Style	Loft
Status	Active

Community Information

Address	409, 200 Belvedere Boulevard Se
Subdivision	Belvedere.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1X0L5

Amenities

Amenities	Other
Parking Spaces	1
Parking	Stall

Interior

Interior Features	High Ceilings, Kitchen Island, Pantry, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	None
Lot Description	Other
Roof	Asphalt Shingle
Construction	Concrete, Other, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 22nd, 2025
Days on Market	13
Zoning	M-2

Listing Details

Listing Office	Coldwell Banker YAD Realty
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