

\$250,005 - 409, 200 Belvedere Boulevard Se, Calgary

MLS® #A2271034

\$250,005

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

Belvedere., Calgary, Alberta

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® #	A2271034
Price	\$250,005
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
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 Baseboard
Cooling None
Basement None

Exterior

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

Additional Information

Date Listed November 16th, 2025
Days on Market 2
Zoning M-2

Listing Details

Listing Office Coldwell Banker YAD Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.