403 200 Belvedere Boulevard SE

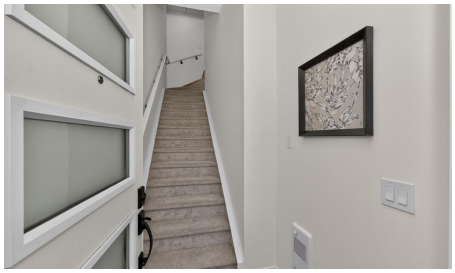
Calgary | Active | MLS® A2346400

$358,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2026**	**1,170 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by MaxWell Central

A closer look

BUILT TO LAST, DESIGNED TO IMPRESS.

Introducing the Essex-a brand-new 2-bedroom, 2.5-bathroom townhome in Belvedere, thoughtfully constructed with premium materials and long-term durability in mind. This home features a 4" sulphate-resistant concrete slab foundation, engineered floor joists, Hardie Board siding with a rainscreen system, and durable 30-year architectural shingles-providing exceptional protection, reduced maintenance, and lasting value.

Inside, you'll find a bright, open-concept layout highlighted by 10' main-floor ceilings, 9' upper-floor ceilings, luxury vinyl plank flooring, and large black-framed double-glazed windows. The stylish kitchen is equipped with quartz countertops, full-height tile backsplash, extended cabinetry with under-cabinet lighting, a pantry closet, and a premium Samsung stainless steel appliance package, including a French-door refrigerator and self-cleaning range.

The main floor also offers a dedicated study nook and designer feature wall, creating a functional and inviting living space. Upstairs, both spacious bedrooms enjoy private balcony access, while the bathrooms feature quartz counters, full-height tile surrounds, and modern finishes throughout. Added conveniences include automated zebra blinds, upper-floor laundry, linen storage, vinyl decking with glass-panel railings, full landscaping, and an insulated garage door with Wi-Fi connectivity and live-view camera capability.

Located in Belvedere, one of Calgary’s fastest-growing communities, you'll enjoy easy access to parks, schools, shopping, restaurants, entertainment, and major roadways-while remaining just 15-20 minutes from downtown Calgary.

LIMITED-TIME BUYER INCENTIVES:
• FREE condo fees for the first year
• Titled parking stall for just $1 (a $5,000 value)

An exceptional opportunity to own a quality-built home in a thriving community. Contact us today for more information.
Ideal for first-time buyers, investors, this is a rare opportunity to own a stylish, low-maintenance home in a thriving community. Book your private showing today.

Listing price excludes GST, will be charged only when applicable. An upfront GST rebate application can be made if eligible.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346400

Bedrooms	2
Bathrooms	3
Year Built	2026
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	1,170 sq. ft.
Condo Fee:	$212.06
Condo Fee Includes:	Common Area Maintenance, Snow Removal, Trash
Front Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2026 (Age: 0)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	2

Plan:	N/A
Heating:	Forced Air
Basement:	None
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Brick, Concrete, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall, Titled
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Z-name Not Listed
Community:	Belvedere (Calgary)
Amenities:	Other, Park
Appliances:	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Restrictions, Yes

Main Floor	Dining Room · 9'10" × 9'6" ·
Main Floor	Kitchen · 13' × 11'2" ·
Main Floor	Living Room · 13'5" × 10' ·
Main Floor	Library · 4' × 3'9" ·
Upper Level	Bedroom - Primary · 12'5" × 11'4" ·
Upper Level	Bedroom · 10'1" × 8'11" ·
Upper Level	Laundry · Measurements not available ·
Title to Land:	Fee Simple
Community Features:	Other, Park
Interior Features:	Kitchen Island, Quartz Counters
Exterior Features:	Balcony, Other
Patio And Porch Features:	Balcony(s)
Lot Features:	Other, See Remarks
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone E
Zoning:	M-2
Listed Date:	Sep 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/403-200-belvedere-boulevard-se-calgary-a2346400/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.