



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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501, 200 Belvedere Boulevard SE  
Calgary, Alberta

MLS # A2267100



\$316,760

|             |                                                 |            |        |
|-------------|-------------------------------------------------|------------|--------|
| Heating:    | Forced Air                                      | Water:     | -      |
| Floors:     | Vinyl Plank                                     | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                 | Condo Fee: | \$ 127 |
| Basement:   | None                                            | LLD:       | -      |
| Exterior:   | Concrete, Other, Wood Frame                     | Zoning:    | M-2    |
| Foundation: | Poured Concrete                                 | Utilities: | -      |
| Features:   | High Ceilings, Pantry, Quartz Counters, Storage |            |        |
| Inclusions: | N/A                                             |            |        |

Modern Luxury Studio Townhouse in Belvedere – Possession December 2025! Welcome to this beautifully designed main-floor luxury townhouse located in the vibrant new community of Belvedere, SE Calgary. Offering 689.52 sq. ft. of thoughtfully planned, open-concept living, this 2-bedroom, 1-bathroom home perfectly blends modern elegance, comfort, and functionality—ideal for first-time buyers, downsizers, or savvy investors seeking a low-maintenance lifestyle. Step inside and be greeted by 9 ft. ceilings that create an airy, spacious feel throughout. The home showcases luxury vinyl plank flooring and a bright, open layout designed for effortless living. The chef-inspired U-shaped kitchen is a true centerpiece, featuring: Full-height cabinetry offering ample storage. Quartz countertops with a sleek modern finish. Premium stainless steel appliances. Pantry for additional kitchen storage and organization. Both bedrooms feature large windows and generous closets, while the 3-piece bathroom includes floor tiles and a full-height ceramic tub surround. Additional conveniences include a linen closet, in-suite washer/dryer, and dedicated storage space. Unbeatable Location & Lifestyle, Situated in one of Calgary’s fastest-growing communities, you’ll enjoy unmatched access to everyday essentials and recreation: Steps to Costco, Walmart, Cineplex, restaurants, and major banks. 3 minutes to Stoney Trail, 4 minutes to Highway 1, and 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 a sought-after SE Calgary location. Whether you’re buying your first home, investing, or simplifying your lifestyle—this property checks all the boxes. Note: Photos are from the show home to

demonstrate quality of construction and finishes; actual unit may vary. Don&rsquo;t miss your chance to call Belvedere home&mdash;book your private tour today!