



## 200 Belvedere Boulevard Calgary Alberta

\$424,950

Designed for flexibility and modern living, the Lenox offers a smart and functional layout with comfort built into every level. This 2-bedroom, 3-bathroom townhome features 1,359 sq ft of well-planned space, two private balconies, and a rare layout with TWO PRIMARY BEDROOMS, each complete with its own ensuite. Whether you're sharing the home, hosting guests, or creating a private work-from-home setup, this design makes everyday living easy. This unit is positioned to look onto the future green space within the complex, creating a more open feel and adding long-term value through improved privacy and views. The DOUBLE ATTACHED TANDEM GARAGE provides secure parking while still leaving room for storage, seasonal gear, or a home gym setup. Behind the walls, the Lenox is built with long-term performance in mind. The home sits on a 4" THICK SLAB USING SULPHATE-RESISTANT CONCRETE, helping protect the structure from soil and moisture conditions common in Calgary. The exterior uses a BRICK CLADDING SYSTEM WITH RAIN SCREEN BEHIND HARDIE BOARD SIDING, designed to better manage moisture and temperature swings through every season. Daily convenience is built in with the R12 INSULATED GARAGE DOOR WITH BELT DRIVE, WIFI, AND LIVE-VIEW CAMERA, giving you both efficiency and added security. The main living level is open, bright, and designed for gathering. 10' CEILINGS and BLACK LAMINATED PVC DOUBLE-GLAZED WINDOWS help maximize light, while the main BALCONY extends your living space outdoors. The OPEN-STYLE KITCHEN WITH PANTRY CLOSET is finished with QUARTZ COUNTERTOPS, FULL-HEIGHT CERAMIC TILE BACKSPLASH, and TALL UPPER CABINETS WITH UNDER-CABINET VALANCE LIGHTING. The PREMIUM SAMSUNG STAINLESS STEEL APPLIANCE PACKAGE includes a FRENCH DOOR FRIDGE WITH BUILT-IN WATER PITCHER and a SELF-CLEANING SMOOTH-TOP RANGE. Upstairs, both primary bedrooms are designed as private retreats, each...

Kitchen 11.75 Ft x 12.75 Ft

Living room 10.42 Ft x 10.75 Ft

Dining room 9.83 Ft x 13.83 Ft

2pc Bathroom .00 Ft x .00 Ft

Other 7.00 Ft x 10.75 Ft

4pc Bathroom 4.08 Ft x 8.75 Ft

Bedroom 12.83 Ft x 10.42 Ft

3pc Bathroom 7.50 Ft x 5.00 Ft

Other 4.67 Ft x 8.58 Ft

Storage 3.50 Ft x 5.50 Ft

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Listing Presented By:



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