



THE
A-TEAM

**RE/MAX
FIRST**

857 BELMONT Drive #319, Calgary T2X 4P2

MLS® #: **A2095206**

Area: **Belmont**

Listing Date: **11/26/23**

List Price: **\$493,395**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,133**
Low Sqft:
Ttl Sqft: **1,133**

DOM

175

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Front Yard,Landscaped**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Dog Run,Fire Pit,Playground,Private Entrance,Private Yard**

Construction:
Stone,Vinyl Siding,Wood Frame,Wood Siding
Flooring:
Carpet,Ceramic Tile,Laminate
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Electric Cooktop,Electric Oven,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Mud Room	Lower	5`4" x 9`1"	Living Room	Main	11`1" x 13`4"
Kitchen	Main	11`1" x 12`1"	Bedroom - Primary	Upper	10`11" x 9`1"
4pc Bathroom	Upper	8`0" x 4`11"	Bedroom	Upper	8`2" x 8`5"
Entrance	Lower	7`3" x 4`8"	Dining Room	Main	6`7" x 12`1"
2pc Bathroom	Main	6`1" x 4`6"	4pc Ensuite bath	Upper	8`0" x 4`11"
Bedroom	Upper	8`3" x 8`6"			

Legal/Tax/Financial

Condo Fee:	Title:	Zoning:
\$202	Fee Simple	Cal Zone S
	Fee Freq:	
	Monthly	

Legal Desc: **1810558**

Remarks

Pub Rmks: **Welcome home! This is your opportunity to live at Goodwin by Anthem in the brand-new master planned community of Belmont. Your spacious open concept townhome comes complete with high end finishes, appliances and an attached double car garage. Inspired by west coast aesthetic, translated to contemporary prairie architecture the homes are bright, modern and approachable. Whether you are a family, young professional, downsizer or investor these homes bring forth value, craftsmanship and quality that you do not want to live without. Amenities include exclusive access to the Goodwin outdoor living space including picnic tables, a fire pit and dog run! Goodwin is surrounded by shopping, parks, recreation centers, schools and much more. NOTE: Unit 319 is a F Plan, 3 BR /2.5 Bath. This is pre sale home anticipated for completion mid 2024-mid 2025. Photos are of display suites.**

Inclusions: **N/A**
Property Listed By: **ROYAL LEPAGE BENCHMARK**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





