



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**550 BELMONT Street #1111, Calgary T0L0X0**

MLS® #: **A2117371**

Area: **Belmont**

Listing Date: **03/25/24**

List Price: **\$302,000**

Status: **Active**

County: **Calgary**

Change: **+\$3k, 15-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2025**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **579**  
Low Sqft:  
Ttl Sqft: **579**

Access:  
Lot Feat:  
Park Feat:

**Guest,Parking Lot,Stall**

DOM

**55**

Layout

Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof: **Flat,Membrane**  
Heating: **Baseboard,Electric**  
Sewer:  
Ext Feat: **Courtyard,Other**

Construction:  
**Composite Siding,Metal Siding ,Veneer,Wood Frame**  
Flooring:  
**Carpet,Vinyl**  
Water Source:  
Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat:  
Utilities: **High Ceilings,Open Floorplan,Stone Counters**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>13`5" x 11`3"</b>	<b>Laundry</b>	<b>Main</b>	<b>8`2" x 7`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`8" x 10`7"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`9" x 9`1"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`2" x 4`11"</b>			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$255

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc:

TBD

Remarks

Pub Rmks:

Introducing BELMONT PLAZA, a highly sought-after development in BELMONT, Calgary. BUILT BY CEDARGLEN LIVING, WINNER OF THE CustomerInsight BUILDER OF CHOICE AWARD, 5 YEARS RUNNING! BRAND NEW "B" unit with high-spec features and customizable. You will feel right at home in this well thought-out 579.46 RMS sq.ft. (631 sq.ft. builder size) 1 bed, 1 bath home with open plan, 9' ceilings, LVP & LVT flooring, carpet to bedrooms, Low E triple glazed windows, electric baseboard heating, BBQ gas line on the patio, Fresh Air System (ERV) in every unit and so much more. The kitchen is spectacular with full height cabinets, quartz counters, undermount sink, rough-in water line to the fridge and S/S appliances. The island is extensive with built in dining area, which transitions into the spacious living area, perfect for entertaining. The spacious bedroom has a large bright window (triple pane windows) and sizeable walk-in closet. Nearby is the spacious laundry/storage room (washer & dryer included) and a 4pc bath with quartz counters and undermount sink. Highlights include: Hardie board siding, white roller blind package (except patio doors), designer lighting packages available, sound reducing membrane to reduce sound transmission between floors, clear glass railing to balconies, 1 titled above ground parking stall included and limited storage cages available for purchase. This beautiful complex will be fully landscaped, includes a community garden with walking paths and seating areas nearby. Steps away from shopping, restaurants and so much more. PET & RENTAL FRIENDLY COMPLEX, UNIT IS UNDER CONSTRUCTION AND PHOTOS ARE OF A FORMER SHOW HOME, FINISHING'S/PLAN WILL DIFFER. Estimated Completion date for this unit is April 2025 - April 2026. Other units available!

Inclusions:

N/A

Property Listed By:

Real Broker

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











# Belmont Plaza

BY CEDARGLEN LIVING

UNIT B  
1 BEDROOM, 1 BATHROOM  
INTERIOR: 631 sq. ft.  
PATIO OR BALCONY: 80 sq. ft.



# Belmont Plaza

BY CEDARGLEN LIVING



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

BUILDING 3