



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**400 BELMONT Street #701, Calgary T2X4H4**

MLS®#: **A2134411**      Area: **Belmont**      Listing Date: **07/16/24**      List Price: **\$534,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 10-Sep**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:      Finished Floor Area  
 Lot Shape:      Abv Sqft: **1,543**  
                     Low Sqft:  
                     Ttl Sqft: **1,543**

Access:  
 Lot Feat: **Landscaped**  
 Park Feat: **Parking Pad, Single Garage Attached**

DOM

**62**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt**      Construction: **Cement Fiber Board, Metal Siding , Wood Frame**  
 Heating: **Standard**      Flooring: **Carpet, Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony**      Fnd/Bsmt: **Slab**

Kitchen Appl: **Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer**  
 Int Feat: **Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Second	14`11" x 11`11"	Dining Room	Second	9`11" x 7`11"
Kitchen	Second	13`2" x 12`6"	Bedroom - Primary	Third	12`2" x 10`10"
Bedroom	Third	10`11" x 8`11"	Bedroom	Third	9`11" x 8`9"
2pc Bathroom	Second	6`2" x 5`6"	4pc Bathroom	Third	8`3" x 4`11"
3pc Ensuite bath	Third	8`3" x 4`11"	Laundry	Third	4`2" x 3`2"
Storage	Lower	6`8" x 5`6"	Balcony	Second	12`2" x 6`8"
Furnace/Utility Room	Lower	7`2" x 6`6"			

Condo Fee:  
**\$314**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **0000**

Remarks

Pub Rmks: **WELCOME to SONOMA in BELMONT! This BRAND NEW 3 BEDROOM + 2.5 BATHROOM townhome has a California inspired design that will tick all your boxes. A bright & spacious END UNIT that is a perfect blend of modern & classic elegance wrapped up in 1,543.77 (RMS) of living space. The main level offers a spacious living room with large windows that look onto your WEST facing patio. Adjacent dining area flows into your chef's kitchen, featuring ample cupboard space, QUARTZ COUNTERTOPS, EUROPEAN INSPIRED TWO-TONE CABINETS, ENERGY EFFICIENT STAINLESS STEEL APPLIANCES, WIDE-PLANK LVP FLOORING, and DESIGNER LIGHTING-Perfect for entertaining! This beautiful townhome has the addition of AIR CONDITIONING for these hot summer days, a tiled walk-in shower in the ensuite, a gas line for your bbq, and even a gas line rough-in for a future gas stove. Located in Belmont, and built by 16X builder of the year Morrison Homes! You'll find yourself in a community full of the essentials like connected pathways that lead you to parks, playgrounds, shopping and more. Major thoroughfares like Stoney and Macleod trail make it easy for getting around the city. Spend your weekends catching events nearby like the Spruce Meadows Nationals, or even cheer on our very own premier soccer team the "Cavalry FC" over at the ATCO stadium...all minutes away from home. We mean it when we say "You'll LOVE living here". PET + RENTAL FRIENDLY!**

Inclusions:  
Property Listed By: **N/A**  
**eXp Realty**

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





