



THE
A-TEAM

**RE/MAX
FIRST**

400 BELMONT Street #701, Calgary T2X4H4

MLS® #: **A2134411**

Area: **Belmont**

Listing Date: **07/16/24**

List Price: **\$498,900**

Status: **Active**

County: **Calgary**

Change: **-\$36k, 08-Nov**

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: **1,543**
Low Sqft:
Ttl Sqft: **1,543**

DOM

128
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt**
Heating: **Standard**
Sewer:
Ext Feat: **Balcony**

Construction: **Cement Fiber Board, Metal Siding , Wood Frame**
Flooring: **Carpet, Vinyl Plank**
Water Source:
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
Living Room	Second	14`11" x 11`11"
Kitchen	Second	13`2" x 12`6"
Bedroom	Third	10`11" x 8`11"
2pc Bathroom	Second	6`2" x 5`6"
3pc Ensuite bath	Third	8`3" x 4`11"
Storage	Lower	6`8" x 5`6"
Furnace/Utility Room	Lower	7`2" x 6`6"

Room	Level	Dimensions
Dining Room	Second	9`11" x 7`11"
Bedroom - Primary	Third	12`2" x 10`10"
Bedroom	Third	9`11" x 8`9"
4pc Bathroom	Third	8`3" x 4`11"
Laundry	Third	4`2" x 3`2"
Balcony	Second	12`2" x 6`8"

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





