



THE
A-TEAM

**RE/MAX
FIRST**

857 BELMONT Avenue #439, Calgary T2X 4P2

MLS® #: **A2140825**

Area: **Belmont**

Listing Date: **06/16/24**

List Price: **\$545,895**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **0**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

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

DOM

12
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 Stacked**
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	10`10" x 12`1"	Bedroom - Primary	Upper	10`11" x 9`1"
4pc Bathroom	Upper	8`1" x 4`11"	Bedroom	Upper	8`3" x 8`6"
Entrance	Lower	7`3" x 4`5"	Dining Room	Main	6`7" x 12`1"
2pc Bathroom	Main	6`1" x 4`6"	3pc Ensuite bath	Upper	8`1" x 4`11"
Bedroom	Upper	7`3" x 8`5"			

Legal/Tax/Financial

Condo Fee:
\$203

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
Cal Zone S

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 439 is a F1 Plan, 3 BR /2.5 Bath. This is a pre sale home anticipated for Spring- Fall 2025. Photos are of display suites. The area size was calculated by applying the RMS to the blueprints provided by the builder.**

Inclusions: **N/A**
Property Listed By: **Royal LePage Benchmark**

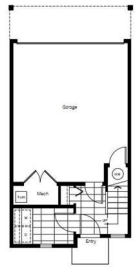
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



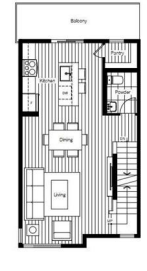




F1 | 3 BED | 2.5 BATH | 1,266 SF INT | 1,356 SF TOTAL
 90 SF EXT



LOWER



MAIN



UPPER

The floor plan does not show the walls, doors, windows, and fixtures. It is intended to show the general layout of the property. The actual layout may vary. Please contact the listing agent for more information. © 2024 Anthem Real Estate, LLC.

