



THE A-TEAM

RE/MAX FIRST

550 BELMONT Street #4313, Calgary T0L0X0

MLS® #: A2158276 Area: Belmont Listing Date: 08/16/24 List Price: \$489,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 2024

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: 1,174
Low Sqft:
Ttl Sqft: 1,174

Guest, Parking Lot, Plug-In, Private Electric Vehicle Charging Station(s), Secured, Stall, Underground

DOM

33
Layout
Beds: 3 (3)
Baths: 2.0 (2 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, Wall/Window Air Conditioner, Washer, Window Coverings
Int Feat: High Ceilings, Open Floorplan, Stone Counters
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Kitchen, Living Room, Bedroom, Bathroom with their levels and dimensions.

Legal/Tax/Financial

Condo Fee:  
**\$510**

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

Zoning:  
**DC**

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 "S1" You will feel right at home in this well thought-out 1,174.18 RMS sq.ft. (1,262 sq.ft. builder size) RARE 3 bed, 2 bath home with open plan, 9' ceilings, AC wall unit, LVP flooring throughout (no carpet), Low E triple glazed windows, electric baseboard heating, fireplace, BBQ gas line on the patio, Fresh Air System (ERV) in every unit and so much more. The kitchen is spectacular with full height shaker style cabinets, engineered stone counters, undermount sink, and BUILT-IN S/S appliances. The island is extensive with built in dining area, which transitions into the spacious living area, perfect for entertaining. The spacious primary bedroom has a large bright window, sizeable walk-in closet with 8' wire tower shelving and wow, the ensuite comes with dual sinks, extra drawers, fibreglass shower tiled to the ceiling and barn door. 2 additional bedrooms and 4pc bathroom are located on the opposite side for privacy and noise reduction. Laundry & storage closet is thoughtfully planned, definitely a must see. Highlights include: clear glass railing to balconies, knockdown ceilings, and 1 titled underground parking stall included (EV READY). 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. Belmont offers a vibrant neighbourhood that's extremely well-connected through Calgary's major arteries. Community living with inspired design. 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 October 8, 2024.**

Inclusions: **Electric Fireplace, Barn Door,**  
Property Listed By: **Real Broker**

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