



THE
A-TEAM

**RE/MAX
FIRST**

857 BELMONT Drive #503, Calgary T2X4P2

MLS® #: **A2165702** Area: **Belmont** Listing Date: **09/13/24** List Price: **\$499,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 04-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: **1,328**
 Low Sqft:
 Ttl Sqft: **1,328**

DOM

69
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Corner Lot,Front Yard**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Private Yard**

Construction: **Wood Frame**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt:
Other

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **Kitchen Island,Open Floorplan,Soaking Tub**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living/Dining Room Combination	Second	21` 4" x 13` 9"	Kitchen	Second	17` 0" x 9` 7"
Laundry	Third	4` 11" x 2` 11"	Bedroom - Primary	Third	13` 2" x 11` 1"
Bedroom	Third	10` 9" x 9` 10"	2pc Bathroom	Second	6` 2" x 2` 3"
3pc Ensuite bath	Third	9` 10" x 8` 1"	4pc Bathroom	Third	8` 11" x 4` 11"

Legal/Tax/Financial

Condo Fee: **\$219** Title: **Fee Simple** Zoning: **RES**

Fee Freq: **Monthly**

Legal Desc: **1911946**

Remarks

Pub Rmks: **Welcome to Goodwin by Anthem in the brand-new master planned community of Belmont. Belmont is a quickly growing new family community and has been designed with tons of greenspace, walking paths and recreational activities. Unit 503 is a 3 story 2 bed 2.5 bath 1328 sq ft Townhome CORNER UNIT, with a double attached, insulated garage. On the ground floor you can walk in from the garage or through the front door to a large mudroom. Walk up to the main floor which is a Modern, Bright and Spacious open floor plan. You will love the new home smell and large kitchen, dining area and living room as well as 2 piece powder room. The kitchen boasts brand new , stainless steel appliances. From the kitchen, you can relax and cool down on the large north facing balcony that also has a view to the west and gas line for the bbq. When you are ready to settle in for the evening, you can head up to the large primary bedroom with walk in closet and 3 piece ensuite. The top floor also has one more bedroom and a 4 piece bathroom for the kids to share. A perfect unit to grow your family - A must see (GST Included in the price)**

Inclusions: **na**
 Property Listed By: **TREC The Real Estate Company**

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







