



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**891 BELMONT Drive, Calgary T2X4P2**

MLS®#: **A2167752**      Area: **Belmont**      Listing Date: **09/21/24**      List Price: **\$519,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 10-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2022**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,514**  
 Low Sqft:  
 Ttl Sqft: **1,514**

DOM

**60**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

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

Access:  
 Lot Feat: **Corner Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Playground**

Construction: **Stone,Vinyl Siding,Wood Frame**  
 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,Window Coverings**  
 Int Feat: **Breakfast Bar,Kitchen Island,No Animal Home,No Smoking Home,Pantry**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	11`8" x 4`9"	Office	Main	9`8" x 10`7"
Furnace/Utility Room	Main	3`0" x 7`8"	2pc Bathroom	Second	6`3" x 4`7"
Dining Room	Second	8`10" x 13`7"	Kitchen	Second	11`3" x 17`5"
Living Room	Second	14`0" x 15`1"	Pantry	Second	2`0" x 3`9"
3pc Ensuite bath	Third	9`1" x 5`0"	4pc Bathroom	Third	8`1" x 5`0"
Bedroom	Third	12`10" x 8`6"	Bedroom	Third	8`2" x 8`6"
Laundry	Third	3`8" x 3`0"	Bedroom - Primary	Third	11`1" x 14`0"

Condo Fee:  
**\$226**

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

Zoning:  
**Res**

Legal Desc: **1911946**

Remarks

Pub Rmks: **Welcome to the vibrant and master planned community of Belmont! This stunning CORNER END UNIT townhouse features 3 BEDROOMS PLUS DEN and 2.5 baths, making it one of the LARGEST TOWN HOMES in the area. Built in 2022, it beautifully combines modern design with comfortable living. The spacious open concept townhome comes complete with high end finishes, appliances. Inspired by west coast aesthetic and translated to contemporary prairie architecture, the home is bright, modern and approachable. The main floor showcases luxury vinyl plank flooring and oversized windows on three sides, flooding the space with natural light. The open-concept layout seamlessly connects the dining area and spacious living room overlooking a large kitchen equipped with quartz countertops, an electric stove, and stylish dual-tone cabinets offering ample storage. Upstairs, the primary bedroom easily fits a king-size bed and includes a walk-in closet and a private ensuite. Two additional bedrooms share a conveniently located full bathroom, and there's a stacked washer and dryer for added convenience to do the laundry. The large den on the first floor is perfect for a home office or hobby space, enhanced by large windows that bring in plenty of light. This corner unit also boasts a generous west-facing balcony, ideal for savouring your morning coffee or unwinding in the evening. With only one neighbour beside you, enjoy extra privacy. Plus, the insulated attached double garage adds even more value to this exceptional home. A private outdoor amenity space is expected to open next year. Conveniently located at the corner of 210 Ave SW and Belmont Drive SW, you're just 2 minutes from Macleod Trail and 5 minutes from Somerset LRT station. Nearest transit bus stop is a 7 minute walk. Legacy Township, Silverado Shopping Centre, and Shawnessy are all within a 10-minute drive. Schedule your showing today and discover everything this incredible home has to offer!**

Inclusions: **None**  
Property Listed By: **URBAN-REALTY.ca**

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









