



THE
A-TEAM

**RE/MAX
FIRST**

857 BELMONT Drive #504, Calgary T2X 4P2

MLS® #: **A2169201** Area: **Belmont** Listing Date: **09/27/24** List Price: **\$504,900**
 Status: **Active** County: **Calgary** Change: **None** 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:

Access:

Lot Feat: **Back Lane**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,293**
 Low Sqft:
 Ttl Sqft: **1,293**

DOM

21
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Utilities and Features

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

Construction: **Concrete, Stone**
 Flooring: **Tile, Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer**
 Int Feat: **Built-in Features, High Ceilings**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Third	13`11" x 11`0"	3pc Ensuite bath	Third	5`1" x 8`2"
4pc Bathroom	Third	4`11" x 8`2"	Bedroom	Third	8`5" x 10`7"
Bedroom	Third	8`6" x 8`3"	Kitchen	Second	12`2" x 10`10"
Dining Room	Second	13`11" x 7`0"	Living Room	Second	13`9" x 12`5"
2pc Bathroom	Second	4`6" x 6`2"	Laundry	Main	8`6" x 5`5"

Legal/Tax/Financial

Condo Fee:
\$203

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
Cal Zone S

Legal Desc: **1911946**

Remarks

Pub Rmks: **Welcome to Goodwin by Anthem in Belmont! This stunning townhome, built in 2024, features 3 bedrooms and 2.5 baths. Combining modern design with comfort, the home is inspired by West Coast aesthetics and Prairie architecture, creating a bright and welcoming atmosphere. The spacious open-concept layout includes a large living room, a well-appointed kitchen with quartz countertops, an electric stove, dual-tone cabinets, and a pantry. The dining area seamlessly connects to the living space, perfect for gatherings. Enjoy outdoor living on the west-facing balcony, and benefit from the insulated attached double garage. Upstairs, the primary bedroom has a walk-in closet and private ensuite, with two additional bedrooms and a full bathroom nearby. Exclusive amenities include picnic tables, a fire pit, and a dog run. Located minutes from Macleod Trail, Somerset LRT, shopping, and schools, this home offers style, comfort, and convenience. Book your showing today!**

Inclusions:
Property Listed By: **N/A**
RE/MAX Real Estate (Mountain View)

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