



THE A-TEAM

RE/MAX FIRST

856 BELMONT Drive, Calgary t2x4a5

MLS® #: A2169678 Area: Belmont Listing Date: 10/02/24 List Price: \$489,999
Status: Pending County: Calgary Change: -\$5k, 24-Oct Association: Fort McMurray



General Information

Prop Type: Residential Row/Townhouse
City/Town: Calgary
Year Built: 2019

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: Landscaped
Park Feat: Double Garage Attached,Tandem

Finished Floor Area

Abv Sqft: 1,537
Low Sqft:
Ttl Sqft: 1,537

DOM

50
Layout
Beds: 3 (3)
Baths: 2.5 (2 1)
Style: 3 Storey

Parking

Ttl Park: 2
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Balcony

Construction: Silent Floor Joists,Stone,Vinyl Siding,Wood Frame
Flooring: Carpet,Tile,Vinyl
Water Source:
Fnd/Bsmt: Other

Kitchen Appl: Central Air Conditioner,Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings
Int Feat: Breakfast Bar,Closet Organizers,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Primary Downstairs,Quartz Counters,Recessed Lighting,Storage,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Kitchen, Bathroom, Dining Room, Living Room, etc.

Bedroom - Primary
Laundry

Upper
Upper

10`4" x 11`11"
3`4" x 3`3"

Walk-In Closet
3pc Ensuite bath
Legal/Tax/Financial

Upper
Upper

4`3" x 7`9"
8`7" x 5`0"

Condo Fee:
\$260

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: 1911893

Remarks

Pub Rmks: **Price Improvement, Open House Saturday October 26 from 1-3 pm. Welcome to your new home in the heart of Belmont, Calgary! This stunning and spacious 3-bedroom, 2.5-bathroom townhouse, offers the perfect blend of modern design and convenience. Featuring an open floor plan with 9 ft high ceilings, this home is designed for both comfort and style, offering ample natural light and a welcoming atmosphere. The large kitchen is a chef's dream, complete with a pantry, sleek stainless steel appliances, and plenty of counter space for meal preparation. Whether you're hosting friends or enjoying a quiet evening in, the kitchen seamlessly flows into the living and dining areas, perfect for entertaining. Enjoy the comfort of air conditioning during the warmer months and the added convenience of a tandem garage, providing secure parking and additional storage space. Located in the sought-after Belmont community, this home is close to all amenities, including shopping, dining, parks, and schools, ensuring everything you need is just a short drive away. Fairly quick possession is available. This beautiful townhouse offers the perfect combination of modern living in a convenient and growing neighborhood. Don't miss your chance to call this place home!**

Inclusions:
Property Listed By: N/a
Century 21 Bamber Realty LTD.

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









